

San Luis Obispo Planning Commissioners
Government Center
San Luis Obispo, CA
March 26, 2012

Re: Opolo Winery Expansion

Dear Commissioners,

As the immediate neighbors of Opolo Vineyards we and another neighbor commissioned David Dubbink Associates to prepare the attached sound studies regarding events held at Opolo winery in 2005. These reports were paid for by the four of us at a cost of approximately \$2000. The reports were then forwarded to the county with no action taken even though it was shown that Mr. Quinn held at least one unpermitted event and that the noise levels at both events exceeded the allowable limit.

We ask that you please read these reports carefully and note that the Sheriff was called and closed down an event Oct. 13, 2004. Even though these reports were taken several years ago the applicant has continued to violate the event and noise ordinance. Everyone is aware that there is no enforcement. Unless the county is prepared to require county code enforcement personal to be on site for events these violations will continue. These reports clearly show the applicants continuing disregard for county ordinances.

The reports presented by the applicant and prepared by David Lord, are completely inadequate. Both January 9, 2012 and March 19, 2012 studies do not have enough information to make them creditable. The January study was taken in the middle of the day with no night time measurements, the weather was inclement, and thus there was no outside activity.

The March study does not state how many people were in attendance; again it was raining hard that evening so no outside activity. And the study was discontinued at 8 pm about the time that the party would be warming up. In both studies the south monitoring

device is much lower than the event site, thus not an effective measurement for the impact the sound has at our house site which is approximately the same elevation as the Phase II site.

Please note the paragraph on page 14 of the January study; "Some field studies of the interaction between atmospheric conditions and sound propagation have shown that sound levels may vary by as much as 5 to 10 dB at distances greater than 1/4 mile from a noise source. The subjective effect of this increase and decrease in sound level surpasses the threshold of significance (3 dB) and can be perceived as a doubling of sound level (10 dB). Atmospheric effects on noise propagation may therefore result in the audibility of sounds, with resulting annoyance for some people."

The topography in this area and the quiet rural setting makes the 65dB at the fence line impossible criteria for judging the impact of sound on the surrounding neighbors.

We have left town on several occasions in order to save ourselves the stress of another Opolo event. 25 events with amplified music would make our right to the peaceful enjoyment of our property impossible.

During many of the wine industry events the applicant has installed the tall lighting devices frequently used for freeway night construction, another violation. These devices completely eliminate the night sky and are another example of the lack of consideration for the neighbors and neighborhood. The present tasting room has a constant glow all night, why is it necessary to light the building when no one is around?

Please consider the applicants disregard and noncompliance of county ordinances and do not allow any special events.

Sincerely,
Alison & John Denlinger
6750 Vineyard Dr.
Paso Robles, CA 93446

864 Osos Street, Suite D, San Luis Obispo, California 93401 USA
Tel: (805) 541-5325 Fax: (805) 541-5326 email: dubbink@noisemanagement.com

December 21, 2005

Ms. Cheryl Wieczorek
1205 Willow Creek Road
Paso Robles, CA 93446

Dear Ms. Wieczorek,

We have completed an acoustic monitoring survey of the event on the Quinn property (Opolo Vineyard) the evening of Friday, October 14. Noise exposure readings were taken 15 feet from the property line between your and the Quinn (Opolo) property. (The ordinance specifies that noise readings are to be measured at the property line of the affected noise sensitive use so the monitor results can be considered conservative). The monitoring location is denoted as "A" in the diagram (Figure 1) below. The location was at the edge of a road cut into the slope of a hill overlooking the Opolo Winery event, behind a small clump of conifers. The trees would not affect the noise readings.

The noise monitoring equipment is to be acoustically calibrated prior to the measurement. The measurement equipment used in our study meets the county and industry standards. Readings were taken using a Larson Davis Model 870, Environmental Noise Analyzer. The recording microphone was mounted atop an eight-foot mast in direct exposure to the source. The meter was calibrated before the survey using a B&K Acoustic Calibrator Model 4231 and the meter readings were determined to be accurate. The meter was then set to its continuous recording mode producing a minute-by-minute sound history from a start time of 5:00 PM to 11 AM the next morning.



Figure 1. Site overview

Event Location

The Quinn/Opolo property is wedge shaped. It measures approximately 4000' across at its longest point and approximately 950' across at its widest. The event site is on a graded, unpaved area approximately 20' below the level of the deer fence at the Wieczorek property line. The site is roughly square, the nearest edge being approximately 30' away from the Wieczorek property line. The site where the event was held is a level graded pad estimated to be 200' x 150'. A tent was erected to contain the event.

Regulatory Setting

The current San Luis Obispo County minor use permit for the Opolo Winery (D020267P) does not allow events such as the one that was monitored. The allowed uses are: winery, tasting room, and parking for 14 cars. The staff recommendation for approval of the use permit is clearly based on the idea that only these uses are contemplated and that there would be no special events or other activities generating significant levels of traffic, glare, or noise.

The noise restrictions in the minor use permit are as follows:

The project shall comply with the noise limits in the County Noise Element: From 7 AM to 10 PM (daytime), noise levels at the project property line shall not exceed an hour average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10 PM to 7 AM (nighttime) noise levels at the project property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and a maximum impulsive noise level of 60 dB.

The weekend of October 14 was designated as a time for winery special events. Even if special events were permitted by the minor use permit, the county regulates the frequency of events and the times. "Special events" are defined in the San Luis Obispo County Ordinances at Subsection 22.30.070 D.2.i:

i. Special Events. For the purposes of this section, special events are defined as any of the following events when there is the possibility that fifty people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

[...]

(3) Limitation on Use. Special events are limited to forty days a year. Any special event proposing outdoor amplified music shall only be allowed from ten a.m. to five p.m. No outside amplified sound shall occur before ten a.m. or after five p.m. The standard relating to amplified music may only be waived or modified where a finding can be made by the review authority that the noise at the property line will not exceed sixty-five dB.

The event on the Quinn property included amplified music and speech after 6 PM. The question of whether amplified music within a tent is "inside" or "outside" isn't addressed by the ordinance. In this case the sounds were from inside the tent. However, tent walls have a minor effect noise reducing effect compared to a solid structure. Sounds are created by air pressure changes and a fabric surface transmits the fluctuations. Blocking

only occurs when sound waves meet a solid surface that does not flex with the air pressure changes.

Event Noise Impacts

Noise readings for the event at one-minute intervals are given below. The values represent the sound energy averages (SEL) over each one-minute period. The averages are greatly influenced by the loudest sound events. The Lmax values would be about 3 to 4 dB higher.

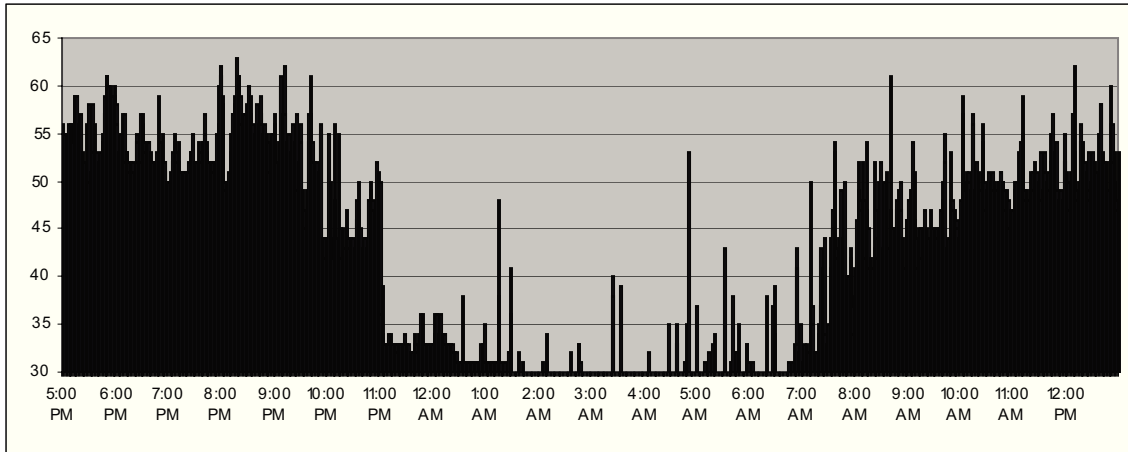


Figure 2: Minute by minute LEQ readings

The time history clearly shows that music from the tent continued from the beginning of the monitoring period (5 PM) until 11 PM. The county's special events ordinance does not allow amplified music after 5 PM. The maximum levels reach the permitted maximum of 60 dB after 10 PM.

The county's noise ordinance also limits the hourly average levels (LEQ). The figure on the following page shows the hourly readings during the event and the time following.

The figure shows the hourly LEQ readings in red and the permitted levels in grey. The hourly LEQ data shows that the county's standards were exceeded through the duration of the event. The greatest exceedences occurred in the hours around eight PM.

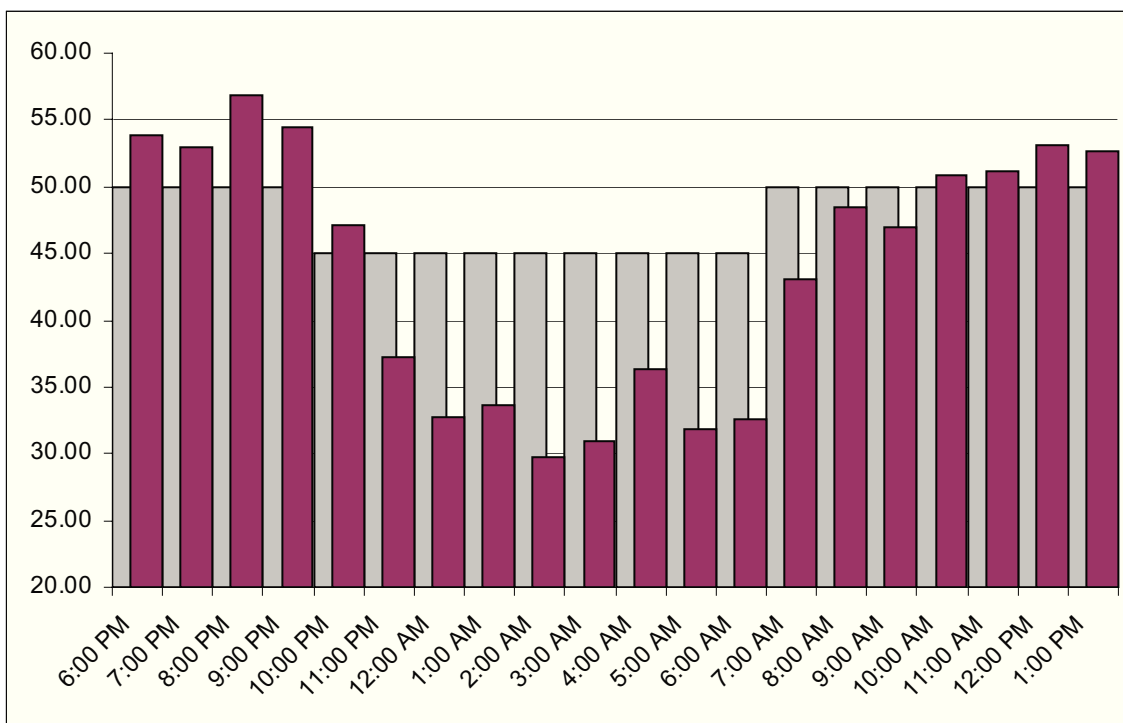


Figure 3: Hourly LEQ

Discussion

The winery dinner at the Opolo Winery is not authorized by the owner's use permit. Uses are limited to a tasting room and parking for 14 cars and there is not an exception for the hosting of special events. Moreover, the county's exemption for industry special events does not permit amplified music after 5 PM.

The use permit for the winery referenced the county's standard controls setting limits on noise related to maximums and hourly averages. The event reached the permitted maximum. It also exceeded the permitted hourly average (LEQ) for the duration of the event.

We have previously documented noise exceedences at this property (May 17, 2005) and the most recent event continues the pattern. This is an enforcement issue and we would recommend that you share the findings of this study with the county staff.

Sincerely Yours,

David Dubbink., Ph.D., AICP

864 Osos Street, Suite D, San Luis Obispo, California 93401 USA
Tel: (805) 541-5325 Fax: (805) 541-5326 email: dubbink@noisemanagement.com

May 23, 2005

Ms. Cheryl Wieczorek
1205 Willow Creek Road
Paso Robles, CA 93446

Dear Ms. Wieczorek,

We have completed an acoustic monitoring survey of the outdoor event on May 17, 2005 on the Quinn property (Opolo Vineyard) adjacent to your property west of Paso Robles. Noise exposure readings were taken 15 feet from the property line between your and the Opolo property using a Larson-Davis Precision Integrating Sound Level Meter, Model 870. The meter was calibrated before and after the survey using a B&K Acoustic Calibrator Model 4231. The meter readings were determined to be accurate. The meter location is denoted as "A" in the diagram (Figure 1) below. The location was at the edge of a road cut into the slope of a hill overlooking the Opolo Winery event, behind a small clump of conifers (Figure 2).

Event Description

The Quinn property is wedge shaped. It measures approximately 4000' across at its longest point and approximately 950' across at its widest. The event site is on a graded, unpaved area approximately 20' below the level of the deer fence at the Wieczorek property line. The site is roughly square, the nearest edge being approximately 30' away from the Wieczorek property line. The photographs show the configuration of the event. The site where the event was



Figure 1. Site overview

held is a level graded pad estimated to be 200' x 150'. (Figure 3). On the south side is a tent where food is prepared and served (Figure 5). On the east side is a larger tent where the guests congregate (Figure 4), and from which amplified speech and music are broadcast. Cars and trucks were parked in the remainder of the graded area. There is a remote parking area with space for more cars (Figure 7). At 7:45 PM on the night of May 17, John Denlinger, a neighbor with a view of the remote parking area, made an informal count of 152 cars. From this and from visual observation we estimate that several hundred people were in attendance. A trolley bus (Figure 6) equipped with a bell conveys guests from the remote parking area to the event site.



Figure 2. View of site from monitoring location



Figure 3. View of site parking area



Figure 4. View of main tent



Figure 5. View of food tent



Figure 6. Trolley bus



Figure 7. Remote parking area.

Regulatory Setting

The current San Luis Obispo County minor use permit for the Opolo Winery (D020267P) does not allow events such as the one that was monitored. The allowed uses are: winery, tasting room, parking for 14 cars. The staff recommendation for approval is clearly based on the idea that only these uses are contemplated and that there would be no special events or other activities generating significant levels of traffic, glare, or noise.

The noise restrictions in the minor use permit are as follows:

The project shall comply with the noise limits in the County Noise Element: From 7 AM to 10 PM (daytime), noise levels at the project property line shall not exceed an hour average of 50 dB, with a maximum level of 70 dB, and a maximum impulsive noise level of 65 dB. From 10 PM to 7 AM (nighttime) noise levels at the project property line shall not exceed an hourly average of 45 dB, with a maximum level of 65 dB, and a maximum impulsive noise level of 60 dB.¹

Even if special events were permitted by the minor use permit, the county regulates the frequency and times. “Special events” are defined in the San Luis Obispo County Ordinances at Subsection 22.30.070 D.2.i:

i. Special Events. For the purposes of this section, special events are defined as any of the following events when there is the possibility that fifty people or more individuals will attend: concerts (with or without amplified sound), weddings, advertised events (including fund raising, but not including industry-wide events), and advertised winemaker dinners open to the general public. Does not include normal patronage of the tasting room or non-advertised events.

[...]

(3) Limitation on Use. Special events are limited to forty days a year. Any special event proposing outdoor amplified music shall only be allowed from ten a.m. to five p.m. No outside amplified sound shall occur before ten a.m. or after five p.m. The standard relating to amplified music may only be waived or modified where a finding can be made by the review authority that the noise at the property line will not exceed sixty-five dB.

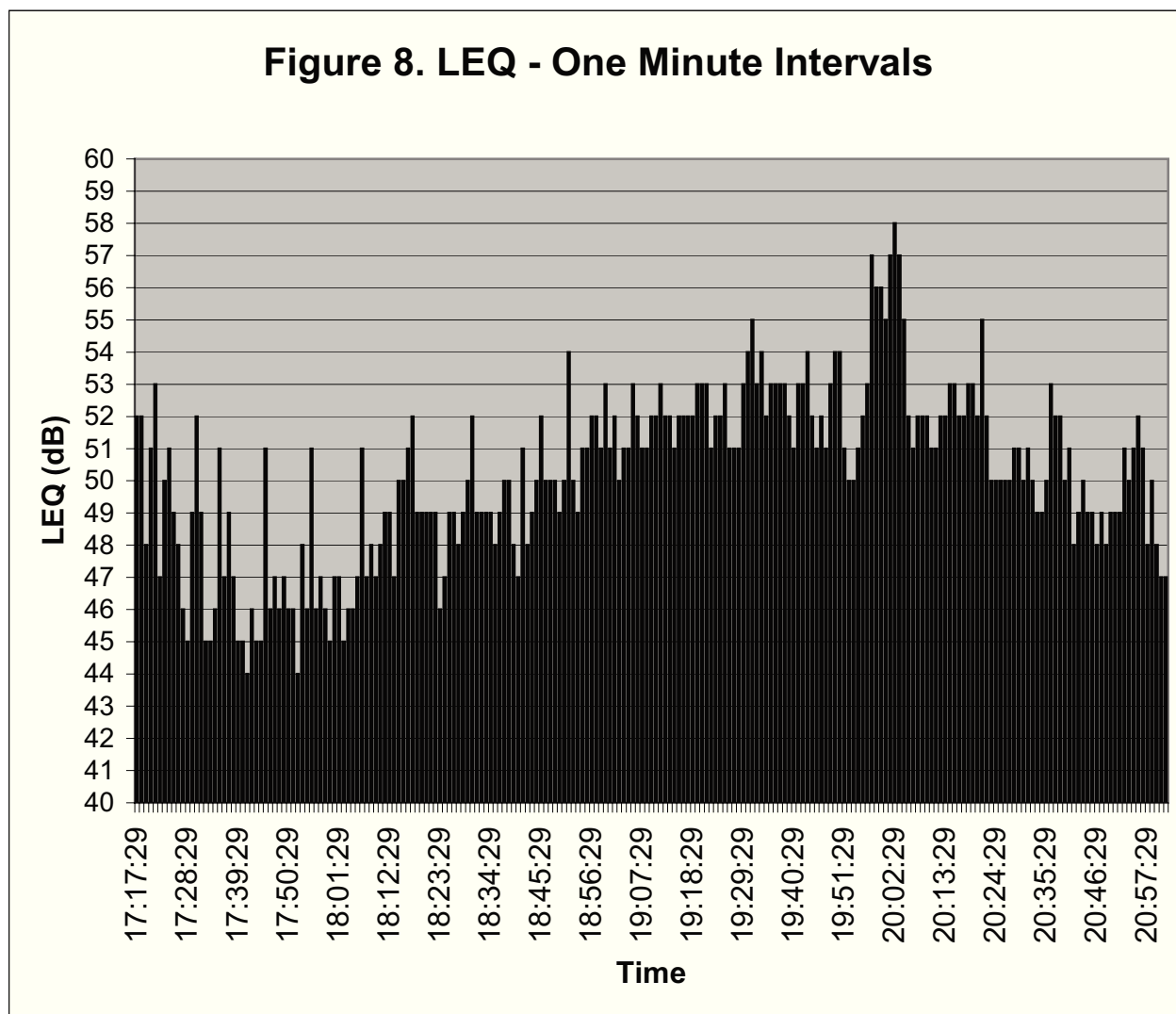
¹ The county standards for the noise that can be produced by projects are expressed in both an hourly energy average (LEQ) and a not-to-be-exceeded peak level (Lmax). There are daytime and nighttime standards as well as a consideration of the added annoyance of certain noise sources.

Attachment 7

The ordinances specifically exclude industry-wide events. Kerry Brown, a planner with the San Luis Obispo County Department of Building and Planning, has told Cheryl Wieczorek that the Wine Festival the industry-wide event most proximate in terms of time to the event we monitored, is considered to begin on Friday the 20th and run through Sunday the 22nd.

Event Noise Impacts

Noise readings for the event at one-minute intervals are given below, along with descriptions of the sound sources by time. The values represent the sound energy averages over each one-minute period.



- 5:20 – Sounds of event setup, workmen moving objects around.
- 6:00 – People begin to arrive; crowd noises. Individual voices audible. Hammering as setup continues.
- 6:20 – Amplified acoustic guitar, apparently from main tent area. (Interior of tent not visible from Wiczorek property.) Continued crowd noises.
- 6:45 – Amplified speech, apparently from tent. Bell of trolley bus. crowd noise.
- 7:35 – Amplified music, apparently from a live band, begins, raising LEQ to around 54.
- 7:50 – Music continues, levels still about approx 54.
- 7:57 – Music suddenly doubles in volume, continues for about eight minutes. Levels at about 57. This is followed by an amplified voice announcement.
- 8:45 – Amplified voice announcement announcing the end of event at 9:00.

Hourly LEQ and LMAX information is as follows:

Time	Seconds	Leq	Lmax	L(10)	L(50)	L(90)
17:17:29	2550.9	48.4	58.7	51.5	46.4	44
18:00:00	3600	49.5	66.7	51.5	48.8	46
19:00:00	3600	52.5	61.5	54.6	52	49.9
20:00:00	3600	51.9	60.8	54.7	50.5	48
21:00:00	125.1	47.4	52.3	48.8	47.3	46

Table 1. Hourly LEQ for event of 5/17/05

L(10) represents the level exceeded for 10 percent of the time measured. L(50) is the level exceeded for 50 percent of the time measured, and can be considered a median figure. L(90) is the level exceeded for 90 percent of the time. It is usually considered to represent background levels, but in this case the continuous crowd and traffic noise has contributed to raising it above background levels.

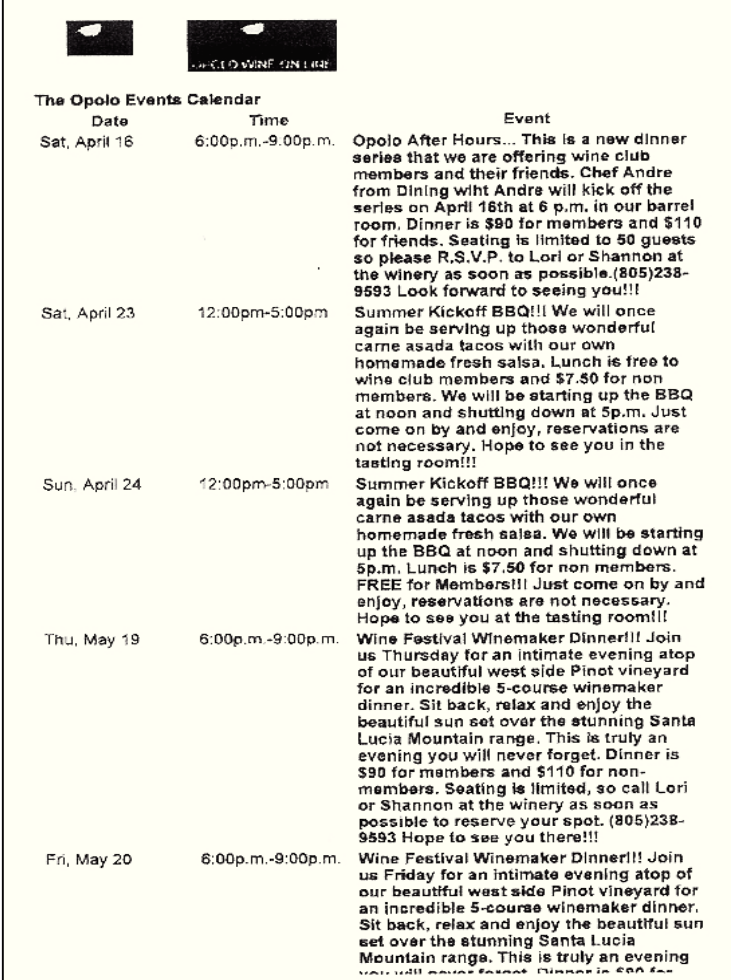
Discussion

Noise and violations of ordinance and permit provisions

This event is in violation of the 50dB noise standard for hourly LEQ as given in the County Noise Ordinance and reiterated in the Minor Use Permit. The ordinance governing events also specifies that there may be no amplified music after 5:00 PM. The amplified music produced at the event produced one-minute LEQ levels of up to 58 dB. Even had the permit allowed special events the activity was in violation of standards that permit no amplified sound after 5:00 PM.

Noise and other events at Opolo

Opolo holds a number of events at its site, according to its advertising. The event we monitored was advertised (see Figure 10). This was preceded by a series of other events advertised on the Internet. We reproduce a web page from the "Opolo Events Calendar" web page at



The Opolo Events Calendar		
Date	Time	Event
Sat, April 16	6:00p.m.-9:00p.m.	Opolo After Hours... This is a new dinner series that we are offering wine club members and their friends. Chef Andre from Dining with Andre will kick off the series on April 16th at 6 p.m. in our barrel room. Dinner is \$80 for members and \$110 for friends. Seating is limited to 50 guests so please R.S.V.P. to Lori or Shannon at the winery as soon as possible. (805)238-9593 Look forward to seeing you!!!
Sat, April 23	12:00pm-5:00pm	Summer Kickoff BBQ!!! We will once again be serving up those wonderful carne asada tacos with our own homemade fresh salsa. Lunch is free to wine club members and \$7.50 for non members. We will be starting up the BBQ at noon and shutting down at 5p.m. Just come on by and enjoy, reservations are not necessary. Hope to see you in the tasting room!!!
Sun, April 24	12:00pm-5:00pm	Summer Kickoff BBQ!!! We will once again be serving up those wonderful carne asada tacos with our own homemade fresh salsa. We will be starting up the BBQ at noon and shutting down at 5p.m. Lunch is \$7.50 for non members. FREE for Members!!! Just come on by and enjoy, reservations are not necessary. Hope to see you at the tasting room!!!
Thu, May 19	6:00p.m.-9:00p.m.	Wine Festival Winemaker Dinner!!! Join us Thursday for an intimate evening atop of our beautiful west side Pinot vineyard for an incredible 5-course winemaker dinner. Sit back, relax and enjoy the beautiful sun set over the stunning Santa Lucia Mountain range. This is truly an evening you will never forget. Dinner is \$90 for members and \$110 for non-members. Seating is limited, so call Lori or Shannon at the winery as soon as possible to reserve your spot. (805)238-9593 Hope to see you there!!!
Fri, May 20	6:00p.m.-9:00p.m.	Wine Festival Winemaker Dinner!!! Join us Friday for an intimate evening atop of our beautiful west side Pinot vineyard for an incredible 5-course winemaker dinner. Sit back, relax and enjoy the beautiful sun set over the stunning Santa Lucia Mountain range. This is truly an evening you will never forget. Dinner is \$90 for

Figure 9: The online "Opolo Event Calendar"

<http://www.opolo.com/events.cfm>, downloaded on May 10, 2005 (Figure 9, above).

Noise levels at most of these other events are a matter of conjecture, except for the event of October 13, 2004, when the Sheriff's Department was called out to close the event down, indicating that the event was in violation of the noise ordinance.

We also took readings at an "industry-wide" event, a "Wine Festival Winemaker Dinner" on May 20 held at the same location on the Opolo site at the May 17 event (figures 11 and 12). This event did not involve amplified music and had about a third the number of guests as the 5/17 event (based on car counts, see the depiction of the parking area in Figure 11).

Hourly LEQ readings were as follows:

Time	Seconds	Leq	Lmax	L(10)	L(50)	L(90)
18:38:56	1263.5	46.8	53.6	48.8	46.1	44.3
19:00:00	3600	50	68.6	51.2	47.9	45.5
20:00:00	3600	51.4	76.1	52.6	49	46.4
21:00:00	655	50.9	56.8	52.8	50.5	48.4

Table 2. Hourly LEQ for event of 5/20/05.

The LMAX figures are generated by five vehicle passby events offsite, which have added to the LEQ. However, even when the external events are subtracted from the calculations, the activity noise remains at the limits of the County Standard for LEQ. For example, one external sound was produced by a passing pickup truck with a one-minute LEQ of 63 dB. If that minute is replaced with a value representing typical levels (L(50)) the hourly LEQ is 49.1.

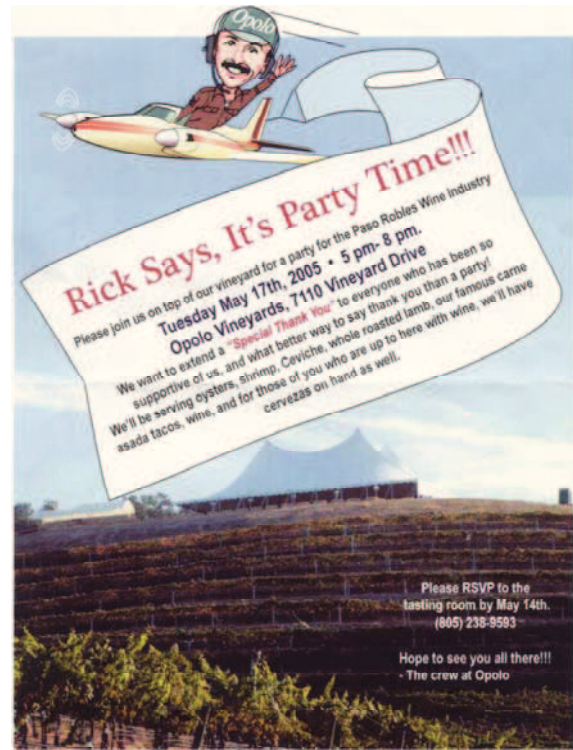


Figure 10: Flyer for event of 5/17



Figure 11: Event of 5/20/05

Recommendations

The County's noise ordinance and the noise-production conditions placed on the winery use permit are both being violated by activities on the Richard Quinn property. The solution is self-evident. The problems are being created by activities that have not received county approval. The events are of a significant scale, such that a shuttle bus is required to move visitors to and from the event site.

The project permit allowed a winery, a tasting room, and parking for visitors. There is nothing that allows the event tent, the food tent, a graded parking pad that can accommodate fifty or more cars, and overflow parking that can accommodate upwards of 150 vehicles. This is an unauthorized use in what appears to be an inappropriate location too close to the neighbor's property line.



Figure 12: Event of 5/20/05

We recommend that the county enforce the conditions of the original use permit and eliminate the events such as the ones documented here.

Sincerely Yours,

David Dubbink., Ph.D., AICP

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

COPY: CAROL ROBBINS
OPOLO MEMBERS.

5170 ST. ANDREW'S ISLAND DRIVE
VERO BEACH, FLORIDA 32967

March 14, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Dear County Planning Commissioners,

Re: DRC 2004-00276 (Opolo Vineyards - Quinn)

I wish to express my support for the proposed expansion plans submitted by Opolo Vineyards.

You are of course aware that Paso Robles is the center of American Zinfandel wine production. In my opinion Opolo produces, among several varieties, the country's finest Zinfandel.

That is why we regularly import their wine all the way across the country to Florida. Opolo does not have the capacity to distribute to neighboring states never mind Florida. They need to expand.

I assume you support one of California's outstanding resources - the wine business. I hope you will support one of that business's finest producers, Opolo - a company I have often visited and know that they look after their property and people.

Please approve their expansion plans.

Sincerely,

K. Walker

K. GRAHAME WALKER

cc Opolo Vineyards

March 14, 2012

**County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408**

Planning Commissioners Jim Irving, 1st District Ken Topping, 2nd District Carlyn Christianson, 3rd District Tim Murphy, 4th District Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am writing this letter to voice my support for the proposed expansion plans by Opolo Vineyards!! Yes they did ask me to write but I have rejected their proposed form letter to tell you of my personal experiences with Opolo and Rick Quinn.

Even though I do not live in your or their district I am a frequent visitor to the Wineries on the Central Coast and particularly to Opolo Winery which has over the last eight years become my favorite place to visit and buy their wines. I do wish they had a place to sit and sip their wines other than standing at their warehouse sales room counter. In fact through the magic of Quicken accounting software I can tell you I spent \$43,146 on wine since 2005 with \$8,301 of it at Opolo for almost 20% of the total most of which is from Central Coast Wineries. Now the reason for Opolo being Number 1 for me is very simple: They make FINE WINE and their people have always treated my wife and I very nicely and over the years and I have personally gotten to know Rick Quinn.

My friend Endre Vargha from San Luis Obispo, who first introduced me to Opolo many years ago, generally comes with me when we visit them with our wives. Now I am sure that other factors such as "job creation", "responsible management" and being a "good caretaker of the land" used to make such a good product is also important. After all how can you make fine wines without being cognizant of your terroir.

However for me it is of a more personal nature such as when I went to what could have been my first and last Wine Crush in 2009 as an item from my bucket list after suffering 2 cardiac arrests in 2008, they went out of their way to treat me with the utmost hospitality even though I had to reduce my wine consumption and the orders for that year. But I am glad to say I have fully recovered and am once again enjoying their wines at all my family occasions.

I have been seeing them grow over the years and attending some of their functions and being a member of their Wine Club (since my very first visit) when they had to figure out how to get the wine to me via shipping to my state of Michigan. I usually try to get there twice a year since I live in Arizona for the Winter.

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn) -continued

While I can not personally attest to their contribution to your community I can attest to their wine making capability and the high quality of their wines. To do this consistently while they were growing so quickly is very remarkable.

Also the people there that I have dealt with have always been very quick to respond and seem to have good knowledge of the operations and the product which in itself is remarkable cause for some of the wineries my first visit is usually my last. It always boils down to the quality of the wine and I might add the quality of the people also!!!

Hopefully with this proposed expansion they will be better able to serve their long term customers and continue to attract new ones from not only California but around the USA.

Maybe even world wide since I went to Hungary and Transylvania (now in Romania) to see my families vineyards in Lechnitz , Transylvania (for the first time since 1944) that were all lost and destroyed in WWII. Enough reminiscing- or in the words of the Eagles: "Dead Head sticker on a Cadillac, You can't go back you can never go back". So Opolo will have to suffice as my family vineyard.

Opolo, I think, has over the years proven they can grow successfully and responsibly and I do hope that you will be able to approve their expansion plans so they can continue on this path in the future.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Reinhold M. Tischler". The signature is written in a cursive style with a long horizontal line extending from the top of the "T" across the signature.

**Reinhold M. Tischler
1615 Dutton Rd.
Rochester Hills, MI 48306**

**Cc:
Opolo Winery attention Rick Quinn
ED Vargha in San Luis Obispo**

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

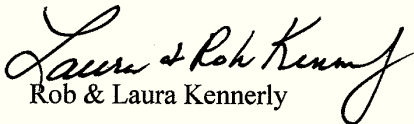
Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

We do not live in the state, but love our Opolo shipments! We have visited the tasting room and it is deficient in many areas, especially compared to other vineyards. I can't imagine why a county would discourage a well thought out plan and expansion.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,


Rob & Laura Kennerly

Cc: Alanna Davidson
Opolo Vineyards

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in black ink, appearing to read "John D. Bell", written over a faint, illegible typed name.

Dear San Luis Obispo County Planning Commissioners:

We are neighbors of Opolo and are located at 3830 Peachy Canyon Road. After reviewing the proposed phased expansion of Opolo's winery and tasting room, we are in favor of the project and hope that the Planning Commissioners will vote to approve their phased expansion. The project seems to be well thought out and tastefully designed. We firmly believe that agritourism is a great income source for the Paso area. And with many wineries selling out of their wines and closing their tasting rooms, we welcome more opportunities for visitors to enjoy Paso area tasting rooms.

Sincerely,

Don & Susie Law, Owners of Law Family Vineyards

I would like to add my voice against this Opolo expansion proposal.

My property actually borders the Opolo site, unlike most of these "supporters" with their form letters.

My life and home will be impacted by the expansion plans, especially as these create excessive noise and bright light, and are clearly audible and visible from my home even as Opolo stands currently.

The proposed sites are yet even closer to my home than the present construction is. These 25 planned events mean that at least twice monthly and more, we will be subjected to extremely noise, music, bright lights, and loud, often intoxicated people on local small roads.

It is likely that every weekend of the summer will have an event such as those requested.

I have lived here and have been here far longer than Opolo has.

I have much more at stake than most of the "writers" of these other letters do, as I do live here.

Not down the road, not in Tennessee, not in San Luis Obispo.

I live right here and I do not feel that my wishes should be less important than those of people who are NOT living here and whose lives will NOT be impacted on a regular and frequent basis.

To me, that is more important than the form-letter wishes sent in support of Opolo by people with little at stake besides their wine club benefits.

The proposed expansion will be just across my property line. Almost up against it.

The expansion is excessive, the events requested are way too numerous and too large, and there is no benefit to any of the local residents. It rankles especially to have an amphitheater included.

That is a show business venue and not directly related to agriculture in any way.

Please register my complaints and consider them with my proximity to the site.

I must also point out that Mr. Quinn does NOT reside here, nor nearby, not even in SLO County.

This is an outside project and will benefit most the people who do not live here.

Please consider the people like me who are in the direct line of impact from this hideous and intrusive enterprise.

I have been a property tax payer in this county for over 35 years. My rights are being abrogated.

I do not feel it is fair to disregard the rights of local residents in favor of outsiders.

Three adults live in my household, three votes against this proposal.

All just right over the fence.

And, ironically enough, the Opolo web site begins with a quote about Quinn believing that good fences make good neighbors.

I don't think he does. He has never considered nor asked my side of the story. He does not care.

Neither, it seems, does the County.

Thank you for representing my point of view.

I truly do have a lot at stake.

Tessa M. Cain

Tessa M. Cain

1313 Willow Creek Rd.

Paso Robles, Ca. 93446

We have visited Opolo Vineyards several times when we were in California.

My husband and I, and our family all feel that Opolo wines (all of them) are the very best and can't imagine that the winery would not be allowed to expand. From our experience we feel Opolo runs an excellent business that would be an assest to the community.
Sincerely, Norma and Wally Hammerberg

To:County of San Luis Obispo

I have trouble understanding why the county is holding up the proposed project of Opolo Winery. The wine industry has thrived in recent decades bringing millions of dollars in tourism to San Luis Obispo County. Please expedite this project for Opolo so they can continue to bring more visitors to the county. It's a win-win situation.

Respectfully'
Ginger Kyndberg
Sierra Madre, California



Fw: PC Item 1 March 29

Karen Nall to: Ramona Hedges

03/23/2012 01:31 PM

From: Karen Nall/Planning/COSLO
To: Ramona Hedges/Planning/COSLO@Wings

Hi Ramona

Can you please forward to the Commissioner's and post.

Thank you

Karen Nall, Senior Planner
San Luis Obispo County
Department of Planning and Building
(805)781-5606 knall@co.slo.ca.us

<http://www.sloplanning.org>

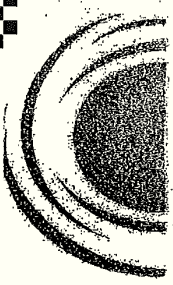
----- Forwarded by Karen Nall/Planning/COSLO on 03/23/2012 01:29 PM -----

From: EUGENE LAMSON <elamson@wildblue.net>
To: knall@co.slo.ca.us
Date: 03/21/2012 04:03 PM
Subject: Opolo Expansion

We are the property owners of 1225 Willow Creek Rd., Paso Robles. The property is a short distance from Opolo Vineyards. We do have major concerns in regard to water usage and traffic. If our water supply is depleted because of such a large increase in demand who is responsible?

Would it be the county for allowing the increase in production or Opolo Vineyards? We are also concerned about the number of events and the amplified music which we have heard from our home. It is all well and good to have rules in place regarding number of events, number of people per event, events with amplified music, time of music etc. We would like to know if all these rules are passed who is going to police them and make sure that there are no infractions? Is it possible that Opolo Vineyards should have to pay for some enforcement of the laws?

Charlotte and Gene Lamson



**PACIFIC HEATING & COOLING SUPPLY
INC. 3720 LA CRUZ WAY
P.O. Box 460 TEMPLETON CA 93465
PHONE (805) 434-1460
FAX (805) 434-3300**

County of San Luis Obispo

Planning Commission

1055 Monterey St. Room D170

Commissioners : J Irving, K Topping, C Christianson, T Murphy, D OGrady

Subject DRC 2004-00276 Opolo Vinyard

Dear Planning Commissioners

I strongly support the Opolo Vinyard project before the Commission. As a resident of north county for 45 years in Templeton off and on since 1967 this project is a help **and not** a hindrance to our community.

To summarize I support The Opolo Vinyard project.

Sincerely Don Scrivner

Templeton resident

Owner Pacific Heating & Cooling Supply

FROM: William Tuck
2665 Traditions Loop
Paso Robles, CA 93446

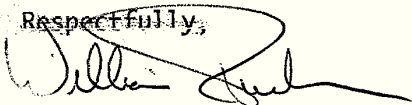
TO: Whom it may concern

SUBJ: The expansion of Opolo Winery operations

It is my understanding the Opolo Winery is requesting permission for a 60,000 sqft facility on their existing property. I am requesting you do not approve this request.

After talking with neighbors concerned with noise, traffic and the impact on the local infrastructure I would like to add my voice. In addition, I am concerned with the impact on our aquifer (a resource held in common with all San Louis Obispo county citizens).

Respectfully,



William Tuck



Richard L. Quinn
Opolo Vineyards
7110 Vineyard Dr
Paso Robles, CA 93446

December 10, 2011

Dear Mr. Quinn,

The **Bugatti Ball** Evening of Hope was a night to remember, due in large part to the significant contributions of Opolo Winery. In 2011 we raised over \$150,000 for the programs and services of the American Cancer Society and recruited new volunteers to assist with our Road to Recovery patient transportation program. In 2010, thanks in a large part to the generosity of Opolo Winery we raised over \$200,000 and in our inaugural event in 2009 - you helped us raise over \$40,000.

The 2011 event was a sell out and guests attended from each city in our County. It was heartwarming to see the countywide collaboration and contributions. As always, you are generous and supportive of our mission to save lives and provide services to our cancer patients. We wanted to send you this letter in addition to the award that was given you at the event to recognize Opolo for their constant support since the inauguration of this event in 2009.

Thank you for your commitment and dedication, and your support of our mission. Opolo Vineyards supports it's community by giving back, the success of our events are evidence of that. We look forward to next year's Evening of Hope Gala, tentatively scheduled for Saturday, August 4, 2012 at a local landmark estate.

With Gratitude and Appreciation,

A handwritten signature in black ink, appearing to read "J Irwin".

Jacqui Irwin, Co Chair Bugatti Ball

A handwritten signature in black ink, appearing to read "Rosemary Allison".

Rosemary Allison, Co Chair Bugatti Ball

The American Cancer Society is the nationwide community-based voluntary health organization dedicated to eliminating cancer as a major health problem by preventing cancer, saving lives, and diminishing suffering from cancer, through research, education, advocacy, and service.

California Division | American Cancer Society, Inc.
2186 Knoll Drive, Suite A Ventura, CA 93003 | cancer.org

Dear Commissioners and Staff:

I would like to weigh in on the proposal for major expansion at Opolo on Vineyard Drive in Paso Robles.

The winery and tasting room is already a very busy place. There are frequent events with music and bright lighting for extra parking throughout the year. The amount of traffic into the business has grown steadily as the owners have expanded case production, put up colorful flags, increased advertising expenditures and added BBQ food many weekends.

As a former neighbor, I was concerned about not just the steady growth and general disruption of the rural character of our area, but the ambitions the owners of Opolo had for the future. I was aghast at the idea that surfaced a few years ago to build a bed and breakfast about the size of the Hampton Inn, and I was glad the plan went by the wayside.

The current plans to add thousands of cases of production and dozens of new events may not have the visual impact the bed and breakfast proposal had, but the general impact on the area will be worse. In my view, though noise, light pollution and trash are big factors, the biggest concern is traffic.

Living next door to Opolo was not pleasant at times--a component of our decision--but growing traffic on Vineyard Drive was what ultimately caused my husband and me to move away. The road is simply not safe for the amount of vehicles that travel it already. There are many places with sudden and surprisingly sharp curves and even more spots where visibility is quite limited. Opolo happens to be situated just yards away from the worst curve on Vineyard, where the speed limit is set in one place at 15 mph.

During the five years we lived on Vineyard, our home was right on that particular curve. We observed many accidents including one that woke us up in the middle of night (it was so loud) in which major injuries were sustained, one in which a truck carrying grapes overturned and another involving a motorcycle. In addition, our mailbox and attempts to begin a landscaping project out front were smashed by hit and run vehicles twice.

The cumulative effects of new and expanding wineries and tasting rooms on Vineyard drive during 2000-2005, the years we lived there, amazed us. We felt that eventually growth would need to be limited somehow but saw no evidence of county officials considering such a move. So we sold our house and relocated.

It's simply a matter of time before increasing wine tasting traffic on Vineyard results in fatal accidents. I urge Planning Commissioners and County Supervisors to come out and drive the

road between Adelaida Road and 46W before and after dark. I believe you would agree that more traffic, particularly wine tasting traffic, is not a good idea.

Respectfully,

Cathy Enns
4556 Shadow Canyon Road
Templeton 93465

25 March 2012

County of San Luis Obispo Planning Commission

County Government Center 1055 Monterey Street,

Room D170 San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District

Ken Topping, 2nd District

Carlyn Christianson, 3rd District

Tim Murphy, 4th District

Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I strongly support the proposed expansion plans submitted by Opolo Vineyards. Opolo Vineyards has been operating for over 12 years, participating in numerous community functions, providing excellent educational activities, being good neighbors, increasing notoriety to SLO coastal wines, and making super wines for us to enjoy. What a great combination.

I have seen the proposed project and spoken to both Dave and Rick on the three phased addition to the existing building and new adjacent barrel storage/tasting room. These changes appear to fit the terrain and responsibly improve the current barrel storage and tasting room. Based on their current well maintained facilities and eye for their customer needs, this state of the art proposal would only improve the overall image of the far out wineries. My wife and I have attended on average 3-5 events with Opolo each year and have always found the events to be well monitored and never out of control or noisy. Their clientele is for the enjoyment of the quality wine and friendships, not a loud party. In these tight economic times, Opolo is one of the very few high quality wineries that have continued to increase

membership. At every event, we meet new members and visitors that compliment how personable the workers are and how well run the event. No wonder Opolo is looking to increase a few events and case production to meet their demand.

Yes, Opolo desires to grow. There will be new events and an increase in participants. These changes will be accomplished with high standards, maintained with those who chose to enjoy their wine and events, and always with respect to the environment and their neighbors, just as they currently do with their current operations.

Respectfully,

Brent Hallock, Ph.D.

Professor of Earth and Soil Sciences

Cal Poly, San Luis Obispo

From: Ed Patton [<mailto:edpatton@yahoo.com>]

Sent: Saturday, March 24, 2012 12:15 PM

To: Alanna Davidson

Subject: [spam-tagged] Re: Opolo Vineyards- Request for Support

Importance: Low

Alanna

Here is our letter to the Planning Commission for your use as you see fit.

Ed Patton

March 24, 2012

County of San Luis Obispo

Planning Commission

County Government Center

1055 Monterey Street, Room D170

San Luis Obispo, CA 93408

Planning Commissioners Jim Irving, 1st District Ken Topping, 2nd District Carlyn Christianson, 3rd District Tim Murphy, 4th District Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am writing in support of the proposed expansion plans by Opolo Vineyards.

In my opinion, this vineyard and winery exemplifies what we need from businesses in the North County.

That is:

- *Excellent product with excellent and even international reputation
- *Responsible conscientious management
- *Job creation with employment of excellent salaries and benefits
- *Essential caretaking of the land and attendant resources
- *Support of wide varieties of local community outreach

I have enjoyed a long term relationship with Opolo as a consumer of their excellent wine; and as an attendee of many of their events geared toward community recreational and educational interaction with local and ever-expanding varieties of interest groups and tied to personal responsibility. As a community member I've also known Opolo to be an ally for numerous local non-profit organizations.

I have watched with great interest as Opolo has grown through the years. The people who work there are skilled and dedicated. The property and buildings are well maintained with an eye to essential environmental concerns and safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue, and in my own case friends even from Germany and Holland. The quality of the products has continued to meet top standards gaining also an international reputation for excellence for our region.

I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business while at the same time handling growth responsibly.

Sincerely,

T.Edwin Patton and Anita Patton
1851 Cass Avenue
Caucus, CA 93430

3702 Miles Court
Spring Valley
CA 91977

From: Jim & Karen Banta [<mailto:kbanta@sbcglobal.net>]

Sent: Tuesday, March 13, 2012 4:17 PM

To: Alanna Davidson

Subject: Planning Commission Support Letter

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners Jim Irving, 1st District Ken Topping, 2nd District Carlyn Christianson,
3rd District Tim Murphy, 4th District Dan O'Grady, 5th District
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project. In summary, I believe this project would be good for both the community and the industry.

Sincerely,
Jim & Karen Banta
5083 Lago Vista
Paradise, CA 95969

From: JD@traceww.com [<mailto:JD@traceww.com>]

Sent: Monday, March 26, 2012 4:07 PM

To: Rick Quinn; Mandi Pickens; Alanna Davidson

Subject: Quinn

County of San Luis Obispo
Planning Commission
1055 Monterey, Room D170
San Luis Obispo, CA 93408
Subject: DRC2004-00276-Opolo Vineyards-Quinn

Commissioners:

As a close neighbor to Opolo we support their proposal.

Dave Nichols, Rick Quinn, their families, employees and loyal customers have built Opolo into a successful, respectable business and a good neighbor.

In their report, County staff has confirmed that Opolo has taken all requested steps to mitigate potentially adverse impacts from the growth of this business. In support of staff findings, we also confirm that we have never had a complaint about Opolo as a neighbor.

This decision is about protecting north county Ag-tourism... the core of our local economy... and supporting entrepreneurship. Opolo management has built a business that provides value and enjoyment to its customers, and revenue and jobs for the community. This is the type of business we want to support in SLO County by approving their proposal.

John & Abby Douglass
6860 Vineyard Drive
Paso Robles, CA 93446

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

March 27, 2012

Planning Commissioners:

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276(Opolo Vineyards – Quinn)

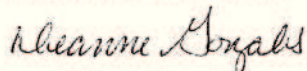
Dear San Luis Obispo County Planning Commissioners:

I am writing in support of the Opolo project. The truth of the matter is that there is no one who has had more firsthand experience with Opolo Vineyards and the people who own and operate it than my husband and myself. We share the longest common property line with this vineyard than any other neighbor and we are located to the north which predisposes us to the regular on shore breezes that pass over Opolo and towards us. If there was anyone who should be most affected by the functions at Opolo, it would be us.

We have found Rick Quinn to be one of our best neighbors. After 50 years in this area, we have seen many people come and go, we are fortunate to have Rick as a neighbor. For those that do not know Rick so well, they should know that he spends upwards of 4 days a week here on this property next door. He is passionate about his venture and is quick to support other ventures in the community. He has made numerous donations both of monetary and beverage in nature to nonprofit organizations of all kinds. Some of these are youth organizations such as FFA and Girls and Boys Club, fundraisers for scholarships, music and art organizations. This is not a person who is just passing through here and uninvolved with the community. He is here to live his dream with his family.

For those who have been lobbied to write in opposition of this project, I have to ask, "If Opolo has been such a poor neighbor, where are your complaints for the last 10 or 11 years that Opolo has been here?"

Thank you for your consideration,



Deanne & Richard Gonzales
Owners of Limerock Orchards
Corner of Vineyard Drive and Peachy Canyon Road

San Luis Obispo Planning Commissioners
Government Center
San Luis Obispo, CA

March 26, 2012

Re: DRC2004-0276
Applicant- Rick Quinn

Dear Commissioners;

I am writing to comment on the above application. As you know, the applicant has had a troubled history both with the neighborhood and with the county in terms of compliance and proposals for expansion. Although this proposal improves on his last effort, it has some serious flaws that I hope you will correct.

1. The applicant should not be permitted for additional Special Events.

Events are always a major problem for neighbors and neighborhoods. In particular, they create repeated periods of very heavy traffic and noise that is often extremely disturbing to neighbors. These problems can be especially troublesome when they come at times when people are normally home and relaxing—typically evenings and weekends. Lots of events mean that more often than not a neighbor's right to use/enjoy his own property will be at the mercy of the event holder. Neighbors can find this intolerable and are forced out of their homes. The applicant's request for 25 additional Special Events with a waiver to allow amplified music beyond the normal 5pm cut off is likely to lead to just such a situation: **too many events, too much noise, poor compliance.**

The road and public safety: The applicant's parcel is small [the facilities are located on one 68 acre parcel] with several contiguous residences. It is located on a narrow two-lane road, with a very dangerous set of curves which do not accommodate heavy traffic just to the south. Access to and from the site is problematic.

Noise: It is located in a quiet, rural area where sound carries. The noise study conducted by the applicant is flawed in a number of dimensions [time of day, weather, size of group, soft-ware used, etc.] and cannot be relied upon to give an accurate estimate of what the noise from likely events will be at the property lines. Furthermore, the 65 dB standard is not adequate to protect neighbors in this quiet, hilly environment; the standard should be lower, especially in the evening.

In addition, the applicant is asking for a waiver to allow amplified sound after 5 pm at his 25 Special Events. A waiver allowing amplification into the evening hours would impose yet an additional burden on the neighbors

Frequency of Events: The applicant is asking for 25 Special Events in addition to industry events. The exact number of industry events changes—but they seem to include the four main wine weekends plus pick up parties, dinners, Far Out Winery Events, and a growing number of other activities. Industry events have no limits on number of attendees and are only minimally regulated. They can be big parties with food and music and often attract many hundreds of people-- Tobin James' pick up events with over 1,000 people or Turley, with about 500. Neighbors and the neighborhood will have to endure something like an event every single weekend for 8 months out of every year to accommodate just this one winery. And there are 14 other wineries on Vineyard Drive.

Compliance: Our system depends heavily on voluntary compliance with the existing rules. Unfortunately this applicant has an extraordinary history of non-compliance, of conflict with neighbors, and of aggressive intimidation of people who oppose his applications. He cannot be counted on for voluntary compliance or consideration for his neighbors.

Enforcement: The county does not have adequate enforcement capacity to monitor his actions. We know that. And it's unfair to force the neighbors into policing him. Without adequate county enforcement, the standards in the staff report become a joke.

I strongly urge the Commission to deny the applicant's request for additional Special Events. However, if the Commission chooses to allow some limited number despite the foreseeable problems, I would urge you to do two things:

- Do not allow amplified sound after 5pm, which is the limit specified in the Winery Ordinance
- Make the permit conditional on continuing compliance. If the applicant is found to be in substantive violation of any of his permit provisions or the Code more than, say, three times, his entitlement to the Special Events should automatically become null and void.

- 2. The scale of the facilities should be reduced and brought into harmony with available local resources, local infrastructure, and the surrounding agricultural landscape.** The proposed winery/tasting room facilities represent a major expansion both of production capacity and of infrastructure and both have serious implications for neighborhood water use, traffic, and demands on our already stretched public safety and fire departments. But I think the Commission is well aware of these issues, so I will not review these consequences here. Instead, let me address the

questions of appropriateness of the scale to the rural landscape and to the uses the applicant supposedly intends.

Barrel storage : This proposed structure projects an enormous architectural profile out to Vineyard Drive, not at all in keeping with the Winery Ordinance's provision that buildings retain an agricultural or residential profile to blend into the rural landscape. To bring it more into conformance with the LUO, it might be partially under-grounded and/or scaled back;

I also note that the ground floor of the "barrel storage" facility seems to be designed for events and not for barrel storage. Barrel storage facilities are typically tightly closed spaces without windows and with minimum access. They do not have large windows and glass doors that open to the western patio. Event facilities, however, do have these characteristics. If his space is intended primarily for events, it should be eliminated as a way to shrink the building profile. The LUO does not allow the construction of event centers on agricultural lands.

The amphitheater: An amphitheater invites the abuse of both size and noise standards and promises further problems for neighbors. Furthermore, it's unlikely that the Winery Ordinance contemplated this level of infrastructure on agricultural lands when it defined wineries as "agriculture" and allowed small, secondary and incidental tasting rooms.

3. The Negative Declaration is inappropriate

The Department's Negative Declaration is inappropriate, particularly on the issues of adequate mitigations and cumulative impacts.

- With respect to adequate mitigations, it is impossible to insure long-term mitigation without adequate enforcement capacity, and the county does not have adequate enforcement capacity. The truth of this statement has been demonstrated time and again, including in several instances with this applicant.
- With respect to cumulative impacts, the county makes no effort to assess cumulative impacts or how to limit them. If the 14 wineries on Vineyard Drive all asked for permits for production facilities, tasting rooms and events together, their combined impact on traffic, ag soils, water, noise, etc. would be more obvious and thus considered together. But when they come in one by one, the incremental change is small and no one will take on the question of cumulative degradation. Instead, they speak only of the effect of the one additional change. That is not what CEQA intended! .

If the applicant is granted permits for his expansion and special events, it sets a precedent. Some group of existing and new wineries will want the same footprints and same activities, resulting in a huge effect on the environment of the neighborhood. That effect—the effect of setting this precedent--should be considered.

In sum, according to Section 22.62.060, a CUP requires that the Review Authority find that

*The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety, or welfare of the general public or persons residing or working in the neighborhood of the use...; and
That the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development;*

It is not possible to find that the facilities and activities as currently requested will not have such contrary effects. I hope the Commission will recommend the necessary adjustments.

Sincerely,

Elizabeth Rolph
Adelaida Road
Paso Robles, CA



Main Street Tehachapi

P.O. Box 830

Tehachapi, CA 93581

March 23, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners Jim Irving, 1st District

Ken Topping, 2nd District

Carolyn Christianson, 3rd District

Tim Murphy, 4th District

Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

Opolo Vineyards has an application filed with the County of San Luis Obispo to expand their facility's production and hospitality. As a benefactor of their generous support, I would like to state that Main Street Tehachapi fully supports Opolo and their efforts to provide more events, larger production and expand facilities.

Opolo is not only a major source of tax revenue and employment for your local community, but is a very generous and continual supporter of Non Profits and fundraising causes outside of the local reach. Our experience with the wines and personnel of Opolo has been an incredibly wonderful reflection on the Paso Robles region. Their response to our requests has created not only a fantastic working relationship with Opolo, but, our staff and volunteers look to the Paso Robles region for some of the finest wines to serve at our two annual wine walks and at any of our special events.

We truly hope that you will approve the expansion request of Opolo Vineyards in order to not only encourage their growth but their revenue. This only increases employment, tax revenue and allocations for charitable support.

Sincerely,

Linda Carhart
Secretary of the Board of Directors
Main Street Tehachapi

CHANGE THE WORLD



WITH A GIVING HEART

National Philanthropy Day®

Richard L. Quinn
Opolo Vineyards
7110 Vineyard Dr
Paso Robles, CA 93446

*"A helping hand, a willing heart, Sometimes that's all it takes -
A simple gesture on someone's part, But what a difference it makes.
That's just the kind of gift you give, Over and over each day,
And we'll always be glad that you've Chosen to live in such an unselfish way."*

Dear Opolo Vineyards,

This letter is to memorialize my support of your expansion as it will provide a positive economic impact for both the community as well as all of the organizations and charities that you have so generously supported over the years.

Thank you on behalf of the many charitable organizations that I have had the privilege of working with as a volunteer over the years that you have helped, including Senior Concerns, Many Mansions, Casa Pacifica, Sheriff's Foundation, American Cancer Society, and the SAN LUIS OBISPO COUNTY COMMUNITY COLLEGE DISTRICT.

Sincerely,

Rosemary Allison
2010 Volunteer of the Year



County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. As a neighboring land owner and grape grower, I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Niels Udsen', written in a cursive style.

Niels Udsen

A handwritten signature in dark ink, appearing to be 'Bimmer Udsen', written in a cursive style.

Bimmer Udsen

Owners- Castoro Cellars



Opolo Conditional use permit

Leon Fairbanks to: rhedges

03/26/2012 08:43 PM

From: Leon Fairbanks <redcaboose1@att.net>

To: rhedges@co.slo.ca.us

Dear Commissioners,

My wife and I reside at 6670 Vineyard Dr., Paso Robles, directly adjacent to the Opolo property. The following are some concerns we have about this expansion request.

- 1) The Amphitheater will create a tremendous amount of "amplified" music and bright lights.
- 2) The three story building will be an eyesore to us that will be seen outside directly from our house. Not to mention more noise.
- 3) There will be and increase of traffic on Vineyard Dr. There is already increased traffic from other Vineyards, and has been anticipated that there will be and additional 43+ heavy trucks to & from his property. This will not only increase the danger to automobiles, but bicyclists as well. Plus, there are no posted speed limit signs on Vineyard Dr. so many drivers are going too slow and impeding the flow of traffic.
- 4) If more events are allowed, (25 more), this will increase the noise level for the surrounding properties, and increase the danger on our roads from Opolo's guests consuming alcohol.
- 5) The water problem is critical in this area, and this expansion will make it much worse. This situation will become more critical with the anticipated eight bedroom B&B and the new enlarged processing equipment. Opolo's water usage is now 1,742,285 gallons per year!

If this permit is granted, it will not only effect neighbors around Opolo, but everyone on Vineyard Dr. We who live here, moved here to enjoy this quality of life and this will dramatically change our life!

Best Regards,

Leon & Sandra Fairbanks
redcaboose1@att.net



County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

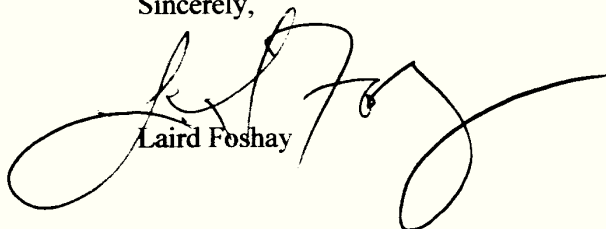
As a neighbor, land owner, wine grape grower, winery operator and livestock producer, I am in strong support of the Opolo Vineyards project.

The current and future economic health of our area is closely tied to wine and food tourism. Opolo is an important and popular destination for both.

My family commutes from Adelaida to Templeton on Vineyard Drive daily. Traffic density and type almost never interferes with our safe use of this roadway. Utilization of this road rarely seems to be above 10% of capacity. I doubt the proposed changes to the Opolo facilities will dramatically impact this situation.

I welcome the Opolo Vineyards facility improvements. I believe this project would be good for both the community and the industry.

Sincerely,



Laird Foshay



FW TWO GREAT PEOPLE !- Opolo support

Mandi Pickens to: rhedges@co.slo.ca.us

03/27/2012 05:34 PM

From: Mandi Pickens <mandi@kirk-consulting.net>
To: "rhedges@co.slo.ca.us" <rhedges@co.slo.ca.us>

Hi Ramona,

Please post from Kiwanas club for Opolo support .

MANDI PICKENS | KIRK CONSULTING
8830 MORRO RD | Atascadero, CA 93422 | 805.461.5765 EXT. 14

□ Please consider the environment before printing this email .

-----Original Message-----

From: Richard L. Quinn [mailto:rickq@opolo.com] On Behalf Of Opolo Sales
Sent: Tuesday, March 27, 2012 4:02 PM
To: Alanna Davidson; Jamie Kirk; Mandi Pickens
Subject: FW: [spam-tagged] TWO GREAT PEOPLE!
Importance: Low

-----Original Message-----

From: ltgov@aol.com [mailto:ltgov@aol.com]
Sent: Tuesday, March 27, 2012 3:55 PM
To: Opolo Sales
Subject: [spam-tagged] TWO GREAT PEOPLE!
Importance: Low

To the Officers and Staff of the County of San Luis Obispo :

Just wanted to tell you about two very special people . Their names are Rick Quinn and Dave Nichols .

They are co-owners of the wonderful Opolo Winery in Paso Robles , a business they have built from scratch over the past ten years or so .

I have known these two community stalwarts both in the Paso Robles area , as well as here in the Conejo Valley where both also are household names when it comes to doing wonderful things for the residents and service organizations .

I personally have been involved with Rick and Dave in the areas of Rotary, Kiwanis, Soroptimists, Community Conscience, Relay for Life, and the annual Under One Roof Mardi Gras Ball .

Only this past month did the twosome put up cases of wine , a trip to Paso Robles , free lunch and wine tour as a silent auction item for the Annual Mardi Gras Ball .

They have also done the same for Senior Concerns and its biggest fundraiser, The Ultimate Dining Experience .

In fact, every time I ask them for any sort of donation they have never once said "No!"

I now understand Opolo Wineries is endeavoring to make their facility bigger and better. Increasing their parking and updating their hospitality room would be a big plus.

I would look forward to the addition as it would make my many trips into the beautiful city of Paso Robles, as well as San Luis Obispo County, so much more attractive. My wife Susie and I just love the area, the openness, the beauty, and the many outstanding hotels and bed and breakfasts. Not to mention some of the best wineries in the entire State of California!

Can't wait to go back!

IRISH JOHN GORE
Thousand Oaks Kiwanis Club and
12 other Charity Groups.

No virus found in this incoming message.
Checked by AVG - www.avg.com
Version: 8.5.455 / Virus Database: 271.1.1/4294 - Release Date: 03/25/12
18:34:00

Attachment 7

	Name	City	St	Zip	Cntry	SignedOn	Comment
1	Tim Truitt	Orange	CA	92869	US	3/12/2012	Because its the best wine club I belong too! :)
2	Dwyer Beesley	Anaheim	CA	92801	US	3/12/2012	Just take a drive into the winery and vineyards, see what a class operation it is. This is a must stop for our family, and probably the only reason we would come to Paso Robles vs. Napa.
3	Douglas Skeen	San Diego	CA	92130	US	3/12/2012	One of my favorite things to do when visiting the Central Coast is to visit wineries, especially Opolo, they run a first class operation and are a great asset to Central Coast tourism.
4	Hugh Bello	CORcoran	CA	93212	US	3/12/2012	I visit Opolo several times a year and while it is a nice facility it is always very crowded. An expanded facility would be good for Opolo and good for San Luis County!!
5	Michael Johnston	Las Vegas	NV	89117	US	3/12/2012	Opolo is the most in touch with its wine club family.
6	LeeAnn Orozco	Newport Beach	CA	92660	US	3/12/2012	Bigger operation = more revenue for Paso. We come up twice a year and never miss Opolo! Please support this winery!
7	Darryl Sobelman	Camarillo	CA	93012	US	3/12/2012	I appreciate the ambiance, wines and opportunity to relax offered by wineries such as Opolo. I strongly urge you to allow the development and expansion requested by Opolo Wines.
8	Steve Carter	Visalia	CA	93292	US	3/12/2012	Wineries bring jobs, make good production of land that otherwise otherwise would just be sitting vacant.
9	Nicole Rodgers	Los Angeles	CA	0014-214	US	3/12/2012	Great asset to the wine industry and the region.

Attachment 7

10	Susan Schimandle	Arroyo Grande	CA	93420	US	3/12/2012	I love Opolo wine. I belong to the wine club. I fully support Opolo in wanting to improve their facilities and thereby improving the wines. What a great help to our county's economy. The wine industry provides tourist activity which generates revenue through wine sales, sale of hotel rooms, sale of food in restaurants and sale of local art.
11	Connie Donohue	Manhattan Beach	CA	90266	US	3/12/2012	Opolo is one of the reasons we vacation and make day trips to the Central Coast. It's wineries like Opolo that make the Central Coast more attractive than Sonoma and Napa!
12	Dave Conde	Palo Alto	CA	94303	US	3/12/2012	Opolo is always on our list of wineries that we visit in the region. I'd like to see them flourish and allowed to improve facilities as other notable wineries have over the years.
13	Roberta Estes	Santa Clarita	CA	91390	US	3/12/2012	Wonderful wines should have a great place to produce.
14	DR Holt	Saddlebrooke	AZ	5739-183	US	3/12/2012	Opolo has & will always be an asset to Paso area...
15	George Fedyna	Camarillo	CA	93010	US	3/12/2012	The Mountain Zin is a WOW!
16	Paul Miller	Placentia	CA	92870	US	3/12/2012	It is a mystery to me why the County would oppose the expansion of the Opolo facilities on their own property given the resulting increased local tax revenue. It will also better serve the growing member/customer base consuming Opolo's fine wines and benefit the local economy beyond the vineyard.
17	Bill Jackson	Bend	OR	97701	US	3/12/2012	Such great wine that we need more of.
18	Larry Montgomery	Long Beach	CA	90808	US	3/12/2012	Opolo Vineyards is an outstanding business, provides jobs to it's workers and sales taxes on it's wines and other items, and should be allowed to expand it's operation and grow. The City and County should be proud of Opolo Vineyards and should support it in any way possible.
19	Donald Emery	Fresno	CA	93723	US	3/13/2012	Opolo is an excellent winery, both in the quality of their wines and customer service. I wish Fresno County had problems with businesses wanting to expand.

Attachment 7

20	Dorothy & Darryl	Cupertino	CA	95014	US	3/13/2012	We vacation in the Paso Robles area for a month each year spending at least \$1000 in wine and much much more in dining and shopping. We love Opolo wine!
21	Dede Davis	Templeton	CA	93465	US	3/13/2012	I have been a wine club member for 6 years at Opolo Vineyard. They have a no frills tasting room very basic as a matter of fact they just had restrooms installed 2 years ago. They had porta potties. Why would you want to put more regulations on a business when they are trying to expand. This will create local jobs and in the end wine club members and the wine community will have a nicer tasting room. They have the best wine now they will be able to compete with all of the beautiful winers on the west side
22	Dr Georgia Lee	Los Osos	CA	93402	US	3/13/2012	This is a win-win project! excellent for tourism and our economy!! We need more of this sort of thing and I am baffled that the County would oppose it, and I hope they will reconsider!
23	Lynn Buchanan	Newbury Park	CA	91320	US	3/13/2012	Opolo Vineyards represents much about what is good about San Luis Obispo County. I enjoy shopping in SLO when I travel from Thousand Oaks to visit Opolo. Let's expand Opolo so that more of us will visit and spend money in the county.
24	Peter Janssen	San Clemente	CA	92672	US	3/13/2012	Opolo produces a uniformly high quality line of wines. The approval of an increase in their production and hospitality facilities would seem to be a no brainer as it would surely help to increase the counties tax revenues (both sales and lodging). Having been to the winery many times it is also apparent that they have abundant land for the expansion, which is well off of Vineyard Road.
25	Peter Higgins	Malibu	CA	90265	US	3/13/2012	These people are good stewards of their land, and wish to improve their wine making as well as provide facilities for travelers to their rather remote location. □ Unless there are overpowering public interest issues, Opolo should be allowed to develop their land. And the fact that some people may not like wineries as much as others is not an overpowering public interest.

Attachment 7

26	Dennis Burgy	Bakersfield	CA	93309	US	3/13/2012	I am in strong support of the expansion of a small winery facility in Paos Robles, California. This will be great for the economy in Paso as well as the State of California by adding jobs during a period when we are all struggling to make ends meet.
27	Andrew Lott	pleasant hill	CA	94523	US	3/13/2012	Opolo is a high quality wine producer and a good neighbor that has demonstrated a very good track record over the last decade plus. Just the type of business any county should want to have
28	JEAN JONES	CAMARILLO	CA	93012	US	3/13/2012	Great wine and good company, they know what they are doing.
29	Gary Menger	Cambria	CA	93428	US	3/13/2012	On what grounds does the county attempt to restrain private business? I don't remember the voters of the county telling them that they should not allow private companies to use their properties as they see fit. Enough of the agenda 21 (a treaty which the US did not ratify) implementation in SLO. These so called "planners" are nothing but impediments to our freedoms. Enough already.
30	Jean Reed	Lemoore	CA	93245	US	3/13/2012	I am an Opolo Wine Club Member and I support them in everything they do. They are a friendly, high quality winery that I fully support.
31	Alan Congdon	Fountain Valey	CA	92708	US	3/13/2012	Opolo Vineyard produces some of the finest wines along the central coast. They treat their members and guests with a polite, friendly and professional approach. They make all who visit their tasting room, be it member or guest, feel completely at home. San Luis Obispo County should jump at the chance to assist such a great ambassador for their community.
32	Mark Martin	Mission Viejo	CA	92691	US	3/13/2012	Knock of the bureaucratic crap!
33	Doris Reilly	Woodbury	MN	55125	US	3/13/2012	I love Opolo wine. Unbelievable quality.

Attachment 7

34	Cathy Hallock Hall	San Luis Obispo	CA	93405	US	3/13/2012	I believe Opolo to be one of the most responsible, ecologically minded vineyards and wineries of North County. Their events are well-organized, diligently supervised, and scheduled and managed in consideration of their neighbors. I have been a member of Opolo for many years and hold the management team in the highest regard. I applaud Opolo for looking to improve the future for not only their winery, but for the economic and social benefits of our county.
35	val gentzvein	thousand oaks	CA	91362	US	3/13/2012	The friendly Opolo owners and staff are great neighbors in the community and to the Ag. business. They create good jobs to local residents in a a down economy. The owners are always willing to help local charities.
36	John Gentzvein	Thousand Oaks	CA	91362	US	3/13/2012	I've been familiar with Opolo for many years, as they've grown, they've done so responsibly, I have faith that given a chance to grow further they will continue in they're responsible ways. This a business run by great owners who are always ready to contribute to a good cause. I can only see an expansion to this business as positive, more jobs, more tax revenue and good a good decision for the county.
37	David Stewart	Ventura	CA	93003	US	3/13/2012	Wine is one of the truly wonderful and historic pleasures the earth provides humanity. Celebrated throughout history, it has provided pleasure for so many while injuring no one from its cultivation.
38	Horace Cheney	Shingle Springs	CA	95682	US	3/13/2012	Opolo winery is one of the reasons I visit SLO several times a year! Restricting their expansion on their own property is equivalent to shooting yourself in the foot!
39	Joanne Bernick	Henderson	NV	89052	US	3/13/2012	Every time we come to central CA we visit Opolo Winery. We love your wine and enjoy your

Attachment 7

40	Carl Winton	Carson	CA	90746	US	3/13/2012	I joined the Opolo Winery three years ago because it has some of the best wines not only in Paso Robles, but in the state of California. I have gone to other Vineyards in Paso Robles, not to all, but when I found Opolo I joined the same day for two reasons, the first is they have some of the most unique reds and second, they offer a large variety of them. I have, and still do, taste and buy wines from Temecula. They have some great wines there also, but overall they do not compare with Opolo. My wife and I did attend the BBQ last year with another couple from our area, and they too have joined the winery. We will attend the one this weekend, March 17, and look forward to attending other events. It is to Paso Robles benefit to grant Opolo permission to expand because they bring good people and good business to the area.
41	Robert Perlberg	Westlake Village	CA	91361	US	3/13/2012	The County should do everything within its power to support local wineries. Time for the County and its employees to recognize what supports employment and provides tax revenues: wineries and tourism!
42	Kim Marcus	Villa park	CA	92861	US	3/13/2012	Winemaking is one the last industries that CA lawmakers haven't destroyed. Please don't kill this one too!
43	James hOLMES	Mount Dora	FL	32757	US	3/13/2012	We would sure love to have a business such as Opolo here in Central Florida, and can't imagine why anyone would object to this rather modest expansion of their well-managed, successful business.
44	hugh mckay	morro bay	CA	93442	US	3/13/2012	Opolo is aa well run winery with excellent wines. We especially enjoy their social affairs. As they have grown bigger and more popular they are in need of expansion. They are an asset for our area.
45	James Berwick	Colorado Spring	CO	80917	US	3/13/2012	Opolo makes great wine and adds to the vitality of Paso Robles and San Luis O. county. The wine business is a winner for all in the area and brings me a wine tourist to spend my money in the area without harming the environment or stressing the infra-structure. What reasonable objection could you have to this. Opolo farms and make wine it is not oil drilling or fracking,. Get real.

Attachment 7

46	Tim Neumann	Johnston	IA	50131	US	3/13/2012	Opolo is the finest vineyard's in California. They always do it right. Rest assured they will do this project right.
47	Christine Moore	Vero Beach	FL	32962	US	3/13/2012	Always great wine and great times
48	Ronald Touchette	Maple Grove	MN	55311	US	3/13/2012	We travel to the Paso region and stay in Paso, specifically to visit Opolo, at least once per year. Usually we spend an average of \$3000.00 per trip for accomadations, restaurants and incidentals plus wine purchases. Success does come with a price, the price of sharing the bounties of the region with others, along with that it is important to provide quality and efficient hospitality areas as well as production areas. Additionally, the long term job creation possibilities should not be ignored. Growth is a natural function of the economic vitality of any community and without it eventually that vitality is not sustainable.
49	Souza Stephen	Nipomo	CA	93444	US	3/13/2012	We love Opolo wine and our time spent at the facilities. The expansion will make it even more enjoyable.
50	Norman Vining	Cambria	CA	93428	US	3/13/2012	To support the great work Opolo does and to support viable industry in our community.
51	Robert Heimbach	Duluth	MN	55811	US	3/13/2012	Opolo Vineyards is one of the best in the area and needs to grow to meet the needs of it's customers accross the country. We hope the County will support this expansion which is needed. Thank You.
52	Cynthia Burns	Orange	CA	92869	US	3/13/2012	The wine industry in CA is a big responsible business and should have support to allow the industry to grow.
53	Reinhold Tischler	Rochester Hills	MI	48306	US	3/13/2012	A wonderful family vineyard that makes fine wine. I have been a member since 2005 and love their wines and their quality. Another step in helping California recover their local industries.
54	Jim McKenna	Glendale	CA	91206	US	3/13/2012	I have known Rick Quinn for several years. I am quite comfortable that he and Dave Nichols will expand their facility in a way that the residents of the County of San Luis Obispo and all visitors to the area will be very proud of.

Attachment 7

55	Karen Sharp	Carmel-by-the-Sea	CA	93921	US	3/13/2012	As a City Council member of a small community that relies on tourism, I understand the financial value of visitors that stay in our village. Opolo is an outstanding winery that produces some of California's finest wines. I have recommended their vineyard hospitality room to many friends who are traveling in that area. Many have stayed over night in the area to enjoy the delicious Opolo Winery tasting room and have eaten in the local restaurants as well as stayed in the local hotels.
56	Laura Kennerly	Madison	NC	27025	US	3/13/2012	We really enjoy our shipments of Opolo wines. Upon visiting the tasting room we were amazed by the discrepancy between the wine and the facility.
57	Peg Tracey	Riverside	CA	92504	US	3/13/2012	I am an Opolo Wine Club member, helping the winery to contribute to the County of San Luis Obispo's economy. This is a great wine, a great winery, and I am very familiar with the family and staff who work to produce this wine. The expansion will only enhance both the winery and the role it plays in the County's success and well being.
58	Don Beeman	Ventura	CA	93004	US	3/13/2012	Opolo is a true gem of winery and an asset to the area.
59	Wayne Dernetz	Del Mar	CA	92014	US	3/13/2012	As residents of San Diego County, we enjoy very much the opportunity to visit San Luis Obispo County and its communities for their rich and varied viticultural resources. We make frequent weekend and mid-week visits, contributing not only to the wine industry, but also to the lodging, restaurant, farming, and retail commercial businesses. We urge your support for this sustainable, environmentally sensitive, and economically beneficial industry, and your approval of this application.
60	Marcia Grimes	Turtle Creek	PA	15145	US	3/13/2012	Opolo is a good corporate citizen and should receive support not opposition for this expansion.
61	Wendell Allen	Ventura	CA	93004	US	3/13/2012	The wine industry has been a huge boost to the SLO county economy. It needs to be encouraged to grow, not held back.
62	L Bernard Gantz	Burbank	CA	91501	US	3/13/2012	My wife and I fully support Opolo and do not understand why anyone would oppose their expansion. We love visiting the wineries of the area and always place Opolo on that list.

Attachment 7

63	Carole Zbacnik	Mesa	AZ	85207	US	3/13/2012	Opollo wine is some of the best Red I have ever had. Also the commitment Ricky Quinn has to quality is unsurpassed!!
64	Kirsten Edwards	Duvall	WA	98019	US	3/13/2012	Love Opolo Vinyards and their project design looks good.
65	Kenneth Mercer	Oxnard	CA	93035	US	3/13/2012	I support Opolo facility expansion to better serve it's business and its customers.
66	John Geraghty	Savannah	GA	31411	US	3/13/2012	Visiting wineries is the main reason I spend my tourist dollars in San Luis Obispo county.
67	harlyn prouty	indian wells	CA	92210	US	3/13/2012	wonderful zin.
68	Bruce Fox	Bella Vista	AR	72715	US	3/14/2012	Becasue this is one of the best wineries in CA. Why shouldn't it expand?
69	Dannie Bosler	Los Alamitos	CA	90720	US	3/14/2012	We love wine and Opolo has some of the best in Paso Robles! We've been club members for almost two years and look forward to the improvements and boost in the economy.
70	Mary Ann Hospod	Lemont	IL	60439	US	3/14/2012	I love Opolo wines and have recently become a wine club member. There should be no question in this economy that if they are successful enough to expand then do it! It will create more jobs and revenue!!! JUST DO IT!
71	Mary Taylor-Boeh	lindenhurst	IL	60046	US	3/14/2012	Opolo wine is the best there is! I fully support their expansion.
72	RAYNA SCHULTZ	TORRANCE	CA	90503	US	3/14/2012	I am a member of the Opolo Vineyards Wine Club and love the wines.
73	Joan Sendrowski	san diego	CA	92116	US	3/14/2012	Love their wine, their facility and want to support their expansion efforts.
74	Margaret Chism	Long Beach	CA	90803	US	3/15/2012	Opolo is one of the landmark Wineries in the area. They have worked so hard to be the best. They deserve to be rewarded.
75	marc wehby	new york	NY	10011	US	3/15/2012	to support opolo
76	Carl Schiermeyer	Long Beach	CA	90803	US	3/15/2012	We love the wine and the beautiful countryside.

Attachment 7

77	Joe Schimandle	Arroyo Grande	CA	93420	US	3/15/2012	I fully support Opolo's efforts to improve their facilities and expand their operations. It is so frustrating when the "do-gooders" and politicians try to tell us what we can do with our businesses and our properties. The Opolo product (actuall all of their products) is one of the best around.and should be shared with more and more people.
78	Jim Givens	Torrance	CA	90505	US	3/15/2012	Because of Opolo (hospitality, wine and vinyards) we have increased the number of visits each year to the Paso Robles Area and can hardly wait to return for another visit. Family businesses such as this should be encouraged.
79	Sharon Givens	Torrance	CA	90505	US	3/15/2012	We love Opolo! It is one of our favorite places when we visit the area. Since we discovered Opolo and their excellent wines and hospitality, we return to the Paso area often and wish them every success in the growth of their vineyards and winery.
80	Tom Martin	Oak Park	CA	91377	US	3/15/2012	Opolo has one of the finest wineries in the area. Their grounds are incredible, with plenty of room for a tastful expansion, as delinated in their plans. My wife and I are frequent visitors to the area and are always impressed with comportment of the Opolo employees along with the impeccable grooming of the winery property.
81	Edward Boula	Downers Grove	IL	60516	US	3/15/2012	This winery is one of the best overall and brings me back to the area for leisure travel.
82	Sidney Sexson	Sun Lakes	AZ	85248	US	3/15/2012	Opolo Vineyards is a valued business creating jobs and income for the area, and this project will add to the value that they bring to the local economy.
83	Alvin and Ann Gor	Shingle Springs	CA	5682-951	US	3/15/2012	We belong to several wineries in Amador and El Dorado counties. Opolo is our alllll time favorite. We travel to San Louis Obispo County just because of Opolo. Opolo brings tourists and money to the County. We fully support their need to expand.
84	Larry Spicer	Thousand Oaks	CA	91360	US	3/16/2012	I support the expansion of the Opolo facilities.☐ They will better serve us with their fine wines.

Attachment 7

85	Michael White	Camarillo	CA	93010	US	3/16/2012	I have known Dave Dave Nichols for almost 20 years and Rick Quinn for over 15. Both are strong community supporters here in Camarillo and in Paso Robles. I have followed the development of Opolo since it inception and believe it to be an excellent example of a business supporting it's community, employees and customers. Their proposed expansion will be of benefit to Paso Robles and the region.
86	Fred and Carol Ku	Tucker	GA	30084	US	3/16/2012	its important that firms that produce American made quality products at a fair price are rewarded and not stifled from being successful. We definitely appreciate Opolo Vineyards and those work are employed there. Thank you and believe in your success.
87	Gregory Barkhuize	26562 Avenida	CA	92691	US	3/17/2012	The wine, people and this project is a good example of the type of business that this county, city, state and country needs to lead us into the economic recovery we so desperately need!
88	Patrick Ryan	Green Valley	AZ	85614	US	3/17/2012	We live in southern Arizona about 35 miles north of the Mexican border and shopping is very limited. We travel two to three times a year to visit Paso winers. Especially Opolo. We will spend ten days to two weeks staying at local facilities. We also spend money! It has always been necessary to make reservation up to a year in advance due to a lack of lodging. Has the Paso area become tourist Unfriendly? We will always buy from our favorite Opola, but also we can spend our tourist dollars some were else. Pat and Nancy Ryan
89	frank luna	whittier	CA	90604	US	3/17/2012	Business impact will mean more jobs and revenue. Everyone wins.
90	David Freeman	Thousand Oaks	CA	1362-253	US	3/18/2012	Opolo winery is a FIRST CLASS operation making high quality wines that are and in great demand and the expansion of the facilities will allow Opolo to grow, have an even better product and meet demand. Lawful businesses should be permitted to operate or expand as the business deems necessary'

Attachment 7

91	Orlo Olsen	Templeton	CA	93465	US	3/18/2012	Y have been a wine club member for several years. Opolo Vineyards have been as loyal to their members as the members are to Opolo. Opolo is a major draw to SLO County for tourism.
92	Moe Zamora	Santa Fe	NM	87505	US	3/18/2012	California has become a global wine center that is now producing incomparable varieties of wine. Keep it up California!
93	Jerald King	Carmel Valley	CA	93924	US	3/19/2012	I can't believe that the county would be against the wine industry. They must benefit economically and the quality of the areas wines is world class. Where do we get these people anyway? Opolo and Rotta are my favorite vineyards and I am from Carmel Valley where we have our own wine.
94	Mike Gildroy	Simi Valley	CA	e & Mari	US	3/19/2012	My Wife and I have been long time members and personal friends of Dave and Angela. We have witnessed their dedication and love for their wines and by approving this project would only enhance not only the wines but the wine experience and add to the area's economy!
95	Richard Davis	Westlake Villag	CA	913612	US	3/20/2012	I believe that the Opolo Vineyards and it's properties are an asset to the area. I also give a lot of credit to any business that has a well thought plan to improve their production and properties and help the local economy. I have been comming to Paso for pleasure and business since the 50's.
96	Barbara Youngber	La Mesa	CA	91942	US	3/20/2012	Because my husband and I are in full support of Opolo Winery and think they should be encourage to expand and to continue on helping the economy in the area
97	Janet Johnston	Camarillo	CA	93012	US	3/21/2012	I think Opolo Vineyards would be a positive addition to the cultural environment of San Luis Obispo County. Opolo Vineyards is a class act and well on its way to being a recognized leader in the wine industry.
98	MITCH MASICH	ST. CLOUD	MN	56301	US	3/22/2012	WE VISIT EVERY YEAR AND SEE THE NEED FOR EXPANSION.....

Attachment 7

99	Tim King	Thousand Oaks	CA	91360	US	3/22/2012	My girlfriend Wendy Martin knows one of the owners for years, neighbor. Wendy says that owner Dave Nichols is a upstanding guy, and makes good decisions that would benefit all. Personanlly, I love the Opolo wine. The quality is consistent and really good. I hope to visit the Opolo vineyards this summer with my girlfriend Wendy Martin.
100	Richard Krilich	Elmhurst	IL	60126	US	3/22/2012	I have been to the vineyard and the winery, and have sampled and observed first hand the quality of the product line and process, the number of employees working in all areas, and appreciate the value the entire operation must bring to Paso Robles, CA, San Luis Obispo County, and to the Vineyard Drive Community. Rich Krilich
101	Tammy Lund	San Jose	CA	95124	US	3/22/2012	Absolutely one of the best wineries in Calif.
102	Maria Krilich	Elmhurst	IL	60126	US	3/23/2012	We love OPOLO wines and enjoy visiting the vineyards and winery and wish to see it be even more successful. We know that the expansion would take the prosuct line and the operation to a whole new level.
103	Marc Mancuso	Lake Bluff	IL	60044	US	3/23/2012	Expansion, Production, Tourism...all things that our country and economy need now and in the future
104	David G. Miller	Manhattan Be	CA	0266-612	US	3/24/2012	we have enjoyed your wines for many years and aways a great vibe from the staff and a friendly atmosphmore

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

In these times of economic hardship I am a strong supporter of any improvement that will ultimately bring revenue to San Luis Obispo, it's surrounding areas and businesses.

I am in support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out.

I believe this project would be good for both the community and the industry. I am looking forward to a positive outcome for all with your approval of this project.

Sincerely,

Cheri Mee



Paso Robles Main Street Association

835 12th St. Suite D, Paso Robles, CA 93446 805-238-4103 Fax 805-238-4029

March 22, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

County Planning Commissioners:

The Downtown Paso Robles Main Street Association is in strong support of the Opolo Vineyards project.

The Downtown Paso Robles Main Street Association established in 1988, consists of business owners, property owners and citizen volunteers dedicated to the preservation, restoration, and promotion of Downtown Paso Robles.

After reviewing the proposal, it is evident to that the project is well-designed and well-thought out. As an integral partner in bringing tourism to the Paso Robles area, we believe the Opolo project would good for the county, industry, hoteliers and tourism.

For Better Downtowns Everywhere. . .

NORMA MOYE

Executive Director

03/23/2012 07:53 8052269471

COASTAL CROP :

PAGE 01/01

AG SAFETY & COMPLIANCE

156 Cattail Road – Templeton, CA 93465

805.459.4622 / 805.434.3609 FAX

agsafe@sbcglobal.net

March 22, 2012

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

SCOTT
*JUST THOUGHT YOU WOULD
LIKE TO SEE THIS.*
Chris

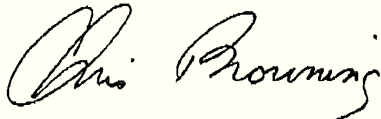
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought-out. This is a successful business and has a legitimate need for expansion. The owners are committed to quality in every aspect of their operation. Their project reflects this commitment. As a SLO County resident and local business person, I welcome the Opolo Vineyards project.

In summary, I want to repeat that I am in strong support of this project as I believe it would be good for both the community and the industry.

Sincerely,



Chris Browning / Owner – AG Safety & Compliance

all about tabletops



March 14, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in support of the Opolo Vineyards hospitality expansion project. Having been an event rental provider for Opolo Vineyards for many years, I am confident their events will be well executed and managed.

I believe that wine-related events benefit our entire community with tourism dollars spent on hotel rooms and local restaurants in addition to supporting local event vendors. Opolo has hundreds of loyal followers and wine club members. Many of their fans come to Paso Robles because of Opolo's events and spend the weekend enjoying Wine Country. The events they hold promote awareness of the Paso Robles wine region and industry which benefits our entire county. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the wine industry.

Sincerely,

Kathy Bach

Owner, All About Tabletops Event Rentals

TO: Planning Commission

cc: Opolo Vineyards

DATE: March 26, 2012

SUBJECT: Planned Expansion of Opolo Facilities

T. S. La France
FROM: Dr. T. S. La France

EMAIL: tslaf@cal.berkeley.edu
EMAIL: tom.lafrance@verizon.net
PRIMARY PHONE: 310 880 3851
ALT. PHONE: 310 318 3465

Dear Sir or Madam,

I have been coming to the Paso Robles area for years. Without the wineries it is unlikely I would visit given the other facilities can be found in most areas. The Opolo Winery is an example of the finest craftsmanship of an art that can be found. I grew up in Northern California and I have traveled Europe somewhat extensively so I am qualified to compare vintners. I will put Opolo up against the best any time.

Consequently, the Planning Commission should value them as absolutely critical to the attractiveness of Paso Robles. It would be sad indeed to hinder their ability to compete in an ever changing and challenging economic environment.

I urge you strongly to approve their plans and let them get to work on additions for the good of the region, Paso Robles.

I have sent this letter to Opolo Vineyards to use at their discretion in whatever manner is necessary to achieve our mutual goals.

Sincerely yours,

Dr. T. S. La France
1540 11th Street
Manhattan Beach, CA 90266

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I strongly support the Opolo Vineyards project. After reviewing the proposal, it is clear to me that the project is well designed and thought out. As a member of this community and fellow partner in the tourism industry, I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,



Coy Barnes

The Wine Wrangler, Inc.
Paso Robles Wine Club
800 Pine St. #101
Paso Robles, CA 93446

25 March 2012

County of San Luis Obispo
Planning Commission□
County Government Center□
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District□
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I wish to add my strong support for the proposed expansion plans by Opolo Vineyards.

My hope is that all businesses will be as environmentally concerned, proactive, and community minded as Opolo winery and vineyards. Rick and David set high standards for product success and responsible stewardship of the land. They are certainly an asset to the community and North County wine industry as well.

I have had the opportunity to enjoy the Opolo hospitality at hosted wine events, the tasting room, and while attending fundraising events for local non-profits. The generosity, professionalism, and responsible management by employees always impress me.

I have enjoyed being associated with the Opolo family for many years. While the quality of the products has remained superior, it has also been their commitment to the community and industry that continues to impress me. I have absolutely no reservations in asking for their expansion plans to be approved. They are dedicated to being positive, productive, community members and deserve our support.

Sincerely,

Cathy Hallock

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear Planning Commissioners:

In consideration of expansion plans to Opolo Vineyards I wanted to write you in support of this project.

First I would like to let you know what great employers "Opolo" vineyards are. I hope they will be able to move forward with this expansion. As a life long resident of San Luis Obispo County, I feel blessed to live here and enjoy this special place we live in.

I am a single mom and have raised 2 wonderful children here. I have a third year student at Cal Poly double majoring hopefully soon to be a teacher here in our local community and a senior student soon to attend Cuesta College. My children already know of the treasure that we have here locally and hopefully they will "pay it forward" with their generation.

As a long time employee (going on 7 years now) I could not make it or support my children without my job at Opolo. Opolo is better known to me as Dave Nichols and Rick Quinn. They have proven to be good stewards of our environment and they also take care of their employees and their families. They are good people.

Opolo is a growing company that our local community continually enjoys. Rick and Dave AKA "Opolo" give back in a major way to our local schools, churches and help "real people" like myself that try to make ends meet for their families.

I hope all attempts to help them move forward with this project will be considered when it comes to making the decision of the expansion of "our" winery and I do mean "our"!

I consider Opolo my family. It's a loving family community based business that has supplied people like myself with valuable jobs, opportunities and has given back to our community and well as many other communities and charities.

I can tell you personally that Opolo's donations have placed a huge impact on supplying local schools during this difficult time in our economy.

Having two kids active in school, Opolo has helped supply new band uniforms, new sporting gear, library donations through things like CAPS, High School Boosters, Gradnight fundraisers and that's just at my kids schools!

Opolo AKA Rick and Dave have also supplied me personally with things like health insurance, paid vacation time and a great working environment. I feel blessed to be part of the expansion. Opolo has impacted me greatly and many families like mine. I could not support two kids in college without my job.

I know our community will love our expansion as much as I will. Thank you for you time.

Anne Paulson
Opolo Shipping Manager

Mar 23 12 09:28a

Wayne Dernetz

8587940258

p.2

J. WAYNE DERNETZ, M.A., J.D.
421 9TH STREET - DEL MAR, CA 92014

March 22, 2012

The Planning Commission
County of San Luis Obispo
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

In re: DRC 2004-00276 (Opolo Vineyards/Quinn)

Honorable Commissioners:

We are writing in support of the above referenced permit application and the recommendations from your staff for approval, subject to the conditions specified. We have read the entire staff report and viewed the plats of the proposed uses and improvements.

Based upon my experience of more than 40 years in California local government planning practice and law, it is my opinion that the staff recommendations and conditions, as presented in the report, are fair, reasonable, and supported by factual information. I believe the staff has provided an excellent report for your consideration.

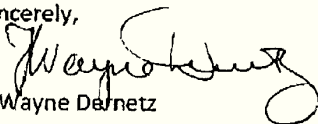
We have known Rick Quinn and his partner, Dave Nichols, for many years. We have traveled with Rick and his family in Europe. We know Rick and Dave to be conscientious and ethical men who are passionate about the wine industry and committed to providing their customers with a quality product, every time. We know they will be good stewards of the land and the vineyard and will benefit San Luis Obispo for many years to come. Their growing business attracts new visitors to San Luis Obispo and helps build your reputation as a place that cares about sustaining the environment and responsible business practices.

We have also read the correspondence you have received on the County website. We found only one letter in opposition. The lone dissent comes from Mr. Cain, owner of the adjacent parcel to the North of the Opolo Vineyard. I've read and considered Mr. Cain's concerns. While his letter represents Mr. Cain's opinions, such opinions are not accompanied by any facts in substantiation. With all due respect to Mr. Cain, we believe that his personal opinions should not weigh heavily against this worthy application. Again, we urge you to approve the recommendation in the staff report, as presented.

We are frequent visitors to your lovely county and to the Opolo Winery and others as well. We visit from two to four times a year, spending two to three days each at local lodging facilities and enjoying the fine restaurants. Like many of San Luis Obispo County residents, we favor those wineries that practice sustainable viticulture, and restaurants that source locally and serve organic products whenever possible. We always include a visit to the Templeton Farmers Market on Saturdays, one of the best in Southern California. We are happy to contribute to the San Luis Obispo economy and job opportunities, and we appreciate the County's careful stewardship of the precious environment and ambiance for which San Luis Obispo is justifiably proud. Thank you for your consideration.

Sincerely,

J. Wayne Dernetz



Elizabeth B. Dernetz

Mar24 12 10:34a P&R Q

5413305084

p.1

21880 Rickard Rd.
Bend, OR 97702

March 21, 2012

County of San Luis Obispo
Planning Commission
1055 Monterey St., Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Commissioners:

We are writing this letter to add support for the proposed expansion plans of the Opolo Vineyards.

My wife and I are big fans of Opolo Vineyards. We have been members of their wine club for several years now and enjoy visiting their vineyard whenever we pass through the Paso Robles area. When we are not going to be in the area, we have their wines shipped to us in Oregon.

We have watched Opolo grow through the years and, after reviewing the plans for this current proposed expansion, we cannot understand why this plan should not be approved. It would not only be beneficial to Opolo, which ultimately would be beneficial to us as consumers, but also beneficial to the community as "bigger and better" vineyards attract more visitors to the area.

We live in the small community of Bend, Oregon and know the value of attracting visitors to the area, as our town flourishes only because of transient travelers and vacationers.

Thank you for taking the time to consider our thoughts.

Paul and Rory Quagliata

From: Coldwell Banker

805 495 2218

03/22/2012 09:28

#713 P.001/001

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

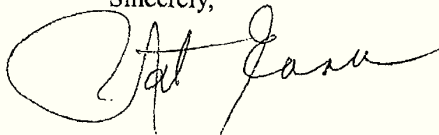
To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,



County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

A handwritten signature in black ink, appearing to read "Steve Petrucci". The signature is written in a cursive, flowing style.

Sincerely,

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

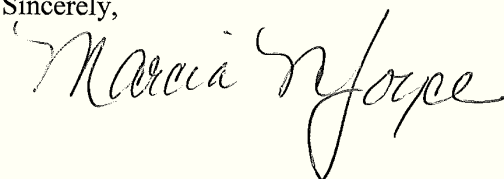
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in cursive script that reads "Marcia Yorpe". The signature is written in dark ink and is positioned below the word "Sincerely,".

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in black ink, appearing to read "Joe L. Cashin". The signature is written in a cursive, flowing style with a large initial "J" and "C".

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

A handwritten signature in black ink, appearing to read "Jim Irving", with a stylized flourish at the end.

Sincerely,

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in cursive script that reads "Mary Beth Garrison". The signature is written in dark ink and includes a long horizontal flourish at the end.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.



Sincerely,



County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.



Sincerely,

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

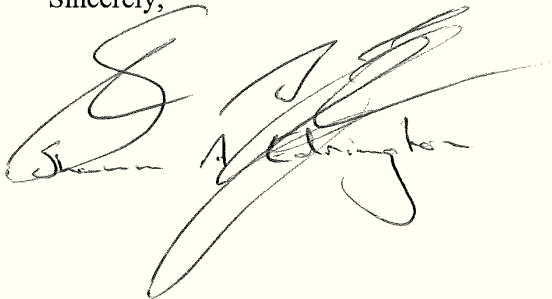
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in black ink, appearing to read "Jim Irving", with a large, stylized flourish extending from the end of the signature.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

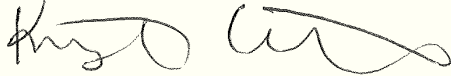
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in black ink, appearing to be "Hugo" followed by a stylized flourish.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Marie Abo
Highway 41
Templeton
Sincerely,

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

Rachelle Scilingo
Richmond, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

Brandy Merando
Templeton

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

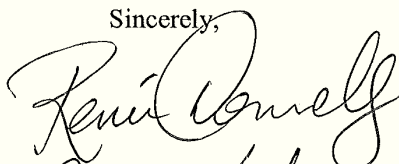
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,


Castro Valley, CA 94546

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

Pamela M. Wu
Hercules, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,



San Lorenzo, CA.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

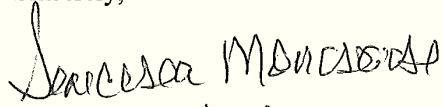
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,


Hayward CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

 oakland, CA
Christianson

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

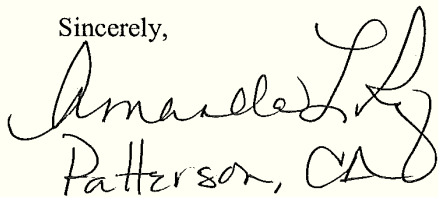
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,


Patterson, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,



Leo Braverman

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

Dorah Overcash
Pleasanton, Ca.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,

Lynda Rodriguez
San Leandro, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.



Sincerely,

Lori Walker
Lafayette, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District


Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,


casnovalee, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District


Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project.

In summary, I believe this project would be good for both the community and the industry.

Sincerely,


Walnut Creek, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Peter H. Goddard
4155 Hwy. 41E
Templeton CA.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Mano Oke
Highway 41
Templeton

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Rachelle Scilingo
Richmond, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Brandy Moranto
Templeton

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Renee Donnelly
Castro Valley, CA 94546

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Samuel M. W.
Hercules, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,



San Lorenzo, CA.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

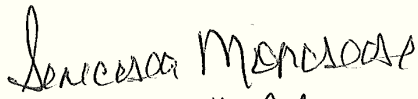
To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,


Leticia Mancoske
Hayward, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,



Carlyn Christianson, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

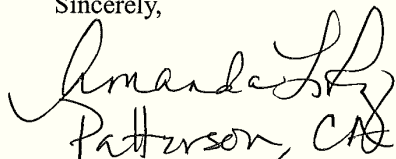
To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,



Amanda L. Patterson, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,



David Brannan

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.


To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,


Deborah Overcash
Pleasanton, Ca

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Lynda Rodriguez
San Leandro, CA.

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Lori Walker
Lafayette, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.


To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,


Nicholas Pica
Catsano Winery, CA

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,

Carl Podrid
Walnut Creek, CALIFORNIA

March 20, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District

Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

Opolo Vineyards has an excellent property to showcase the Adelaida area of San Luis Obispo County to visitors. The proposed project would enhance the experience of visitors.

The proposed improvements to the facility would increase the productivity of the vineyard/winery and provide improved access and reception facilities.

The proposed special events would bring new visitors and additional revenue to the County.

I support the Opolo Vineyards project.

I believe this project would be good for both the community and the industry.

Sincerely,

Tim Cleath

March 14, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

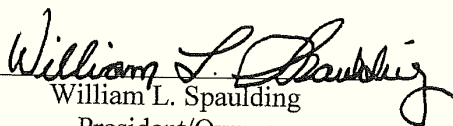
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners

I am a long time supporter (P.A.H.S. Class of 1951) of Paso Robles and San Luis Obispo County and the wine industry that has put us on the map.

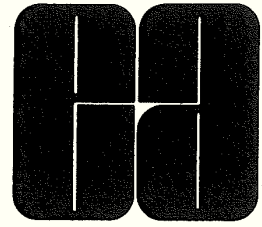
In review of this proposal, I think it is a win, win project that will be both good for the county and the city of Paso Robles.

In closing, I hope you will support it also.


William L. Spaulding
President/Owner

WLS/sdk

cc: Rick Quinn
Frank Mecham



**ENVIRONMENT
ASSOCIATES, inc.**

2300 West Cape Cod Way
Santa Ana, CA 92703

Phone (714) 541-4808
FAX (714) 541-6427

www.eatest.com



maintains laboratory accreditation to ISO/IEC 17025 and ISO 9001

5170 ST. ANDREW'S ISLAND DRIVE
VERO BEACH, FLORIDA 32967

March 14, 2018

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Dear County Planning Commissioners,

Re: DRC 2004-00276 (Opolo Vineyards - Quinn)

I wish to express my support for the proposed expansion plans submitted by Opolo Vineyards.

You are of course aware that Paso Robles is the center of American Zinfandel wine production. In my opinion Opolo produces, among several varieties, the country's finest Zinfandel.

That is why we regularly import their wine all the way across the country to Florida. Opolo does not have the capacity to distribute to neighboring states never mind Florida. They need to expand.

I assume you support one of California's outstanding resources - the wine business. I hope you will support one of that business's finest producers, Opolo - a company I have often visited and know that they look after their property and people.

Please approve their expansion plans.

Sincerely,

Kal Walker

K. GRAHAME WALKER

cc Opolo Vineyards

March 26, 2012

David and Susan Garretson
6680 Peachy Canyon Rd.
7970 Vineyard Dr.
Paso Robles, CA 93446

County of San Luis Obispo
Planning Commission
1055 Monterey St., Room D170
San Luis Obispo, CA 93408

Re: Opolo Winery Expansion

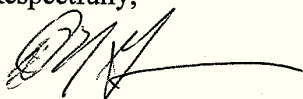
Dear Planning Commissioners:

We are writing today in support of the expansion plan submitted by Opolo Winery located on Vineyard Dr. near Peachy Canyon Rd. We have reviewed the development plan in detail and upon careful consideration we support the winery expansion. Successful wineries like Opolo draw customers to our area that feed the local economy.

It is natural that a successful winery like Opolo needs to expand facilities. It is remarkable that they are able to do this with the general economic conditions in California.

We ask that you approve the Opolo Winery development plan.

Respectfully,

A handwritten signature in dark ink, appearing to read 'D. Garretson', with a long horizontal flourish extending to the right.

David Garretson

March 26, 2012

David and Susan Garretson
6680 Peachy Canyon Rd.
7970 Vineyard Dr.
Paso Robles, CA 93446

County of San Luis Obispo
Planning Commission
1055 Monterey St., Room D170
San Luis Obispo, CA 93408

Re: Opolo Winery Expansion

Dear Planning Commissioners:

We are writing today in support of the expansion plan submitted by Opolo Winery located on Vineyard Dr. near Peachy Canyon Rd. We have reviewed the development plan in detail and upon careful consideration we support the winery expansion. Successful wineries like Opolo draw customers to our area that feed the local economy.

It is natural that a successful winery like Opolo needs to expand facilities. It is remarkable that they are able to do this with the general economic conditions in California.

We ask that you approve the Opolo Winery development plan.

Respectfully,

A handwritten signature in cursive script that reads "Susan Garretson". The signature is written in dark ink and is positioned above the printed name.

Susan Garretson

LIVE OAK VINEYARDS
2135 LIVE OAK ROAD
PASO ROBLES, CA 93446

March 26, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

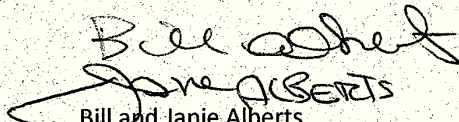
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

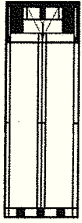
Dear San Luis Obispo County Planning Commissioners,

We are in strong support of the Opolo project. It is well designed and thought out. As a neighboring land owner and grape grower, we welcome the project.

It will create jobs, enhance existing structures and there will be more tax revenue for the county. Opolo Winery has always been responsible to the stewardship of the land and considerate of the neighbors.

Sincerely,


Bill and Janie Alberts
Live Oak Vineyards



FROM THE DESK OF **ROBERT ZIMEL**

137 Wingfoot Court, Aptos, CA 95003 Office Phone: 831-685-8847 E-mail: rzimel@comcast.net

March 23, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners Jim Irving, 1st District Ken Topping, 2nd District Carlyn Christianson, 3rd District Tim Murphy, 4th District Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. I welcome the Opolo Vineyards project. In summary, I believe this project would be good for both the community and the industry.

Sincerely,

AG SAFETY & COMPLIANCE

156 Cattail Road – Templeton, CA 93465

805.459.4622 / 805.434.3609 FAX

agsafe@sbcglobal.net

March 22, 2012

Planning Commissioners

Jim Irving, 1st District

Ken Topping, 2nd District

Carlyn Christianson, 3rd District

Tim Murphy, 4th District

Dan O'Grady, 5th District

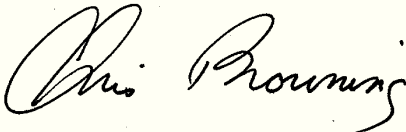
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought-out. This is a successful business and has a legitimate need for expansion. The owners are committed to quality in every aspect of their operation. Their project reflects this commitment. As a SLO County resident and local business person, I welcome the Opolo Vineyards project.

In summary, I want to repeat that I am in strong support of this project as I believe it would be good for both the community and the industry.

Sincerely,



Chris Browning / Owner – AG Safety & Compliance

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

296 Stafford Street
Cambria, CA 93428

March 27, 2012

Planning Commissioners

Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District

Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

This letter is to add support for the proposed expansion plans by Opolo Vineyards.

To me, this vineyard and winery exemplifies what we want from each business in the North County. That "want" is the following:

- *excellent product
- *responsible management
- *job creator
- *caretaker of the land and all its resources
- *pro active in giving back to the community at large

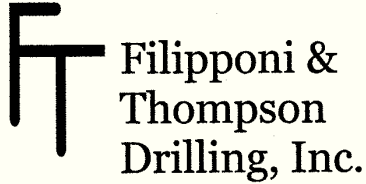
My relationship with Opolo is three-fold. A) as a consumer of their wine; B) as an attendee of various of their events which are geared toward people interaction and tied to personal responsibility at those events; C) as a community member I've known Opolo to be an ally for numerous local non-profit organizations.

I have watched from the sidelines as Opolo has grown thru the years. The people they have hired are skilled and dedicated. The property and buildings are kept up well with an eye to safety. Their marketing has drawn visitors from all over the state which of course adds to local revenue. The quality of the products has continued to meet top standards. I have absolutely no reservation in asking for their expansion plans to be approved. They have proved they can successfully operate a business and handle growth at the same time.

Sincerely,



Lucie and Ian McLauchlan



State License No. C57 432680
P.O. Box 845 • Atascadero, CA 93423 • Phone 466•1271

March 26, 2012

County of San Luis Obispo
Planning Commission
County Government Center
1055 Monterey Street, Room D170
San Luis Obispo, CA 93408

Planning Commissioners
Jim Irving, 1st District
Ken Topping, 2nd District
Carlyn Christianson, 3rd District
Tim Murphy, 4th District
Dan O'Grady, 5th District
Subject: DRC 2004-00276 (Opolo Vineyards-Quinn)

Dear San Luis Obispo County Planning Commissioners:

I am in strong support of the Opolo Vineyards project. In review of the proposal, it is evident to me that the project is well designed and well thought out. As a neighboring land owner and grape grower, I welcome the Opolo Vineyards project. In summary, I believe this project would be good for both the community and the industry.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ned M. Thompson', is written over a horizontal line.

Ned M. Thompson
Filipponi & Thompson Vineyards, Inc.
San Juan Vineyards, LLC

"No one ever lost business because quality was too high, or service too good"